

Executive Summary Report

Appraisal Date 1/1/2004 - 2004 Assessment Roll

Area Name / Number: South Federal Way / 54

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 541

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$55,900	\$181,900	\$237,800	\$250,800	94.8%	8.66%
2004 Value	\$66,300	\$184,200	\$250,500	\$250,800	99.9%	5.43%
Change	+\$10,400	+\$2,300	+\$12,700		+5.1%	-3.23%
% Change	+18.6%	+1.3%	+5.3%		+5.4%	-37.30%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.23% and -37.30% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2003 Value	\$57,200	\$177,600	\$234,800
2004 Value	\$66,000	\$183,000	\$249,000
Percent Change	+15.4%	+3.0%	+6.0%

Number of improved Parcels in the Population: 3892

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2003 or 2004 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

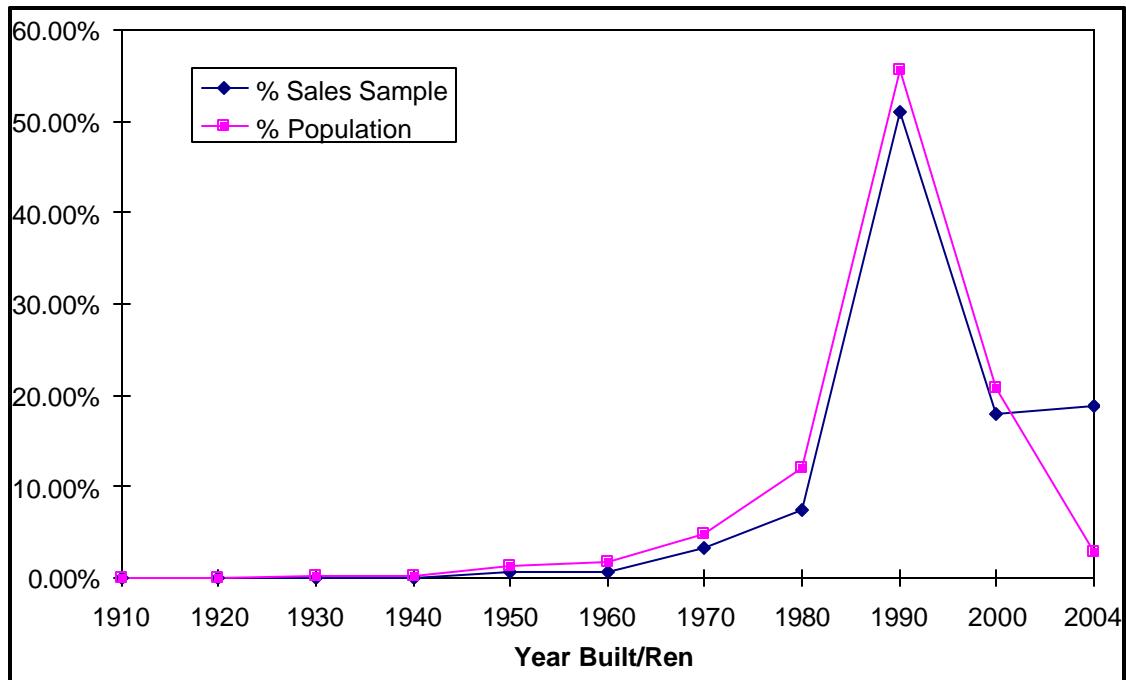
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2004 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	4	0.74%
1960	4	0.74%
1970	18	3.33%
1980	40	7.39%
1990	276	51.02%
2000	97	17.93%
2004	102	18.85%
	541	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.08%
1920	3	0.08%
1930	9	0.23%
1940	13	0.33%
1950	53	1.36%
1960	69	1.77%
1970	191	4.91%
1980	467	12.00%
1990	2168	55.70%
2000	807	20.73%
2004	109	2.80%
	3892	

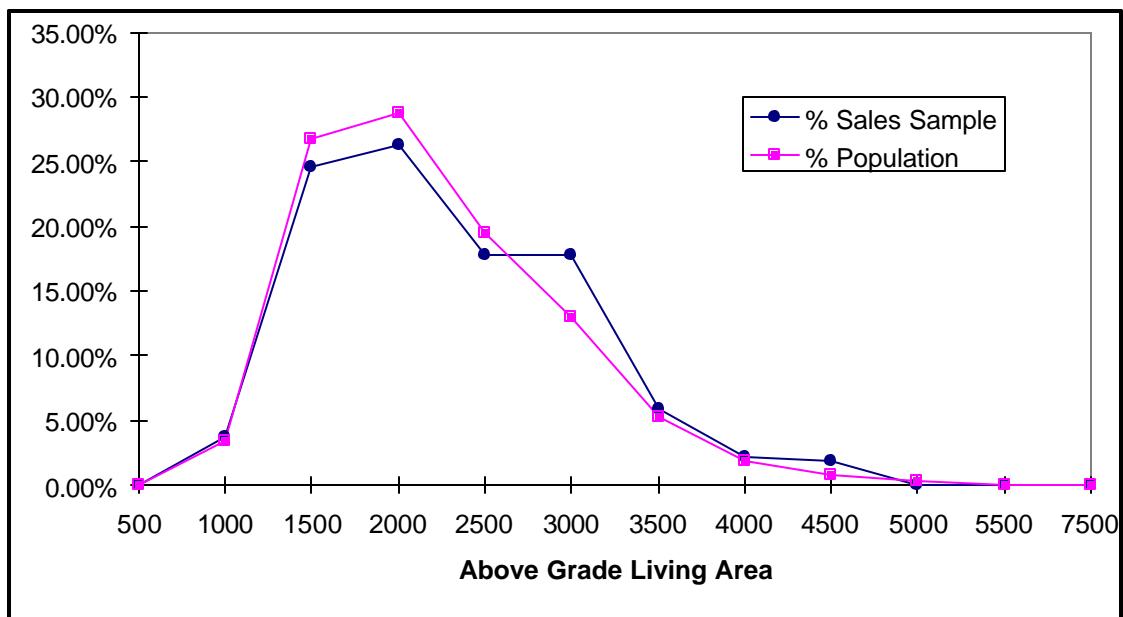


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	3.70%
1500	133	24.58%
2000	142	26.25%
2500	96	17.74%
3000	96	17.74%
3500	32	5.91%
4000	12	2.22%
4500	10	1.85%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	541	

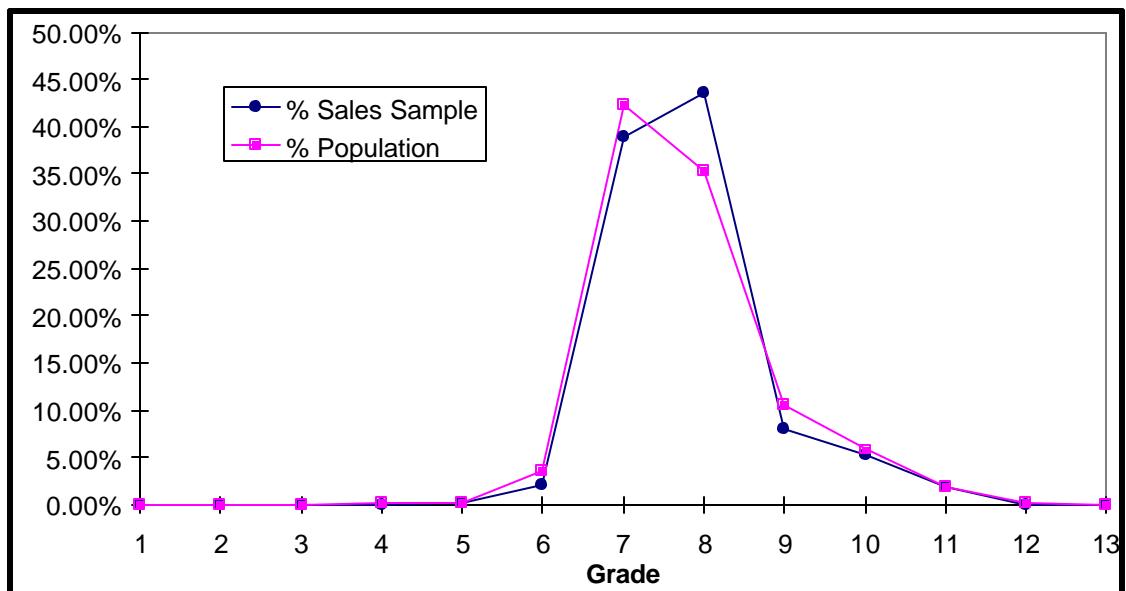
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	136	3.49%
1500	1042	26.77%
2000	1122	28.83%
2500	759	19.50%
3000	509	13.08%
3500	206	5.29%
4000	72	1.85%
4500	29	0.75%
5000	13	0.33%
5500	2	0.05%
7500	2	0.05%
	3892	



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

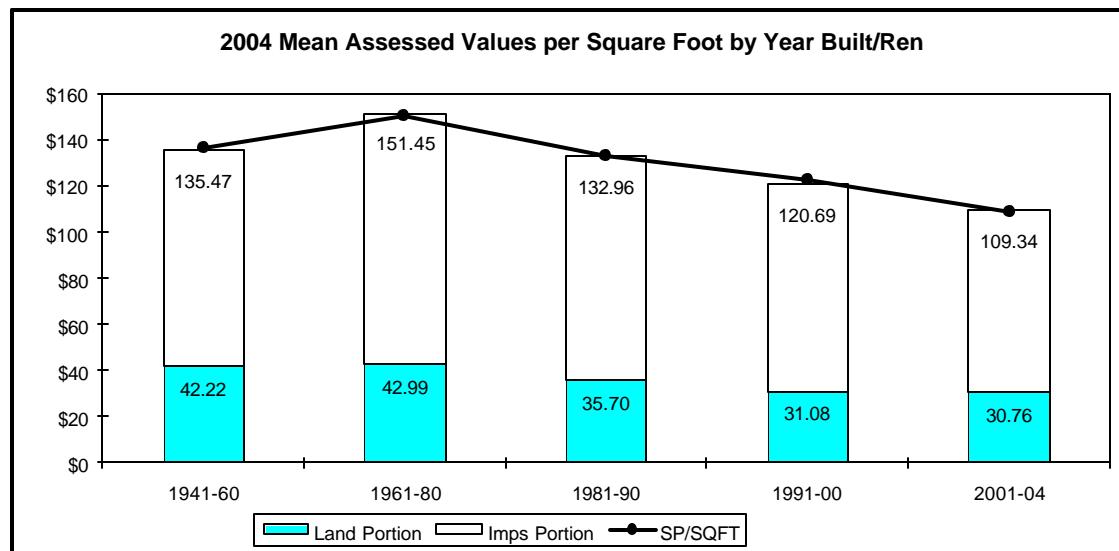
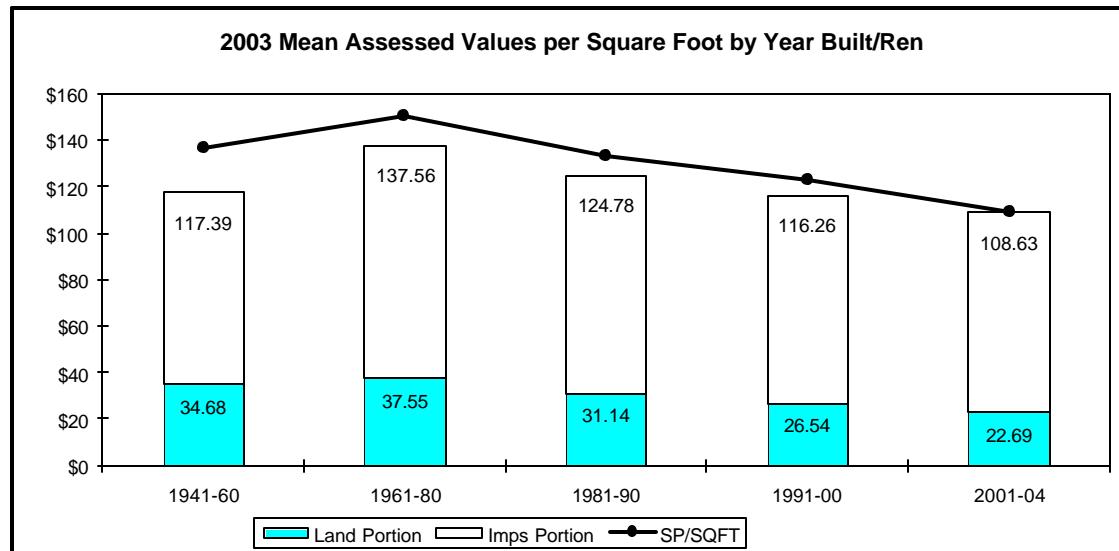
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	6	0.15%
5	1	0.18%	5	10	0.26%
6	11	2.03%	6	135	3.47%
7	211	39.00%	7	1648	42.34%
8	236	43.62%	8	1371	35.23%
9	44	8.13%	9	412	10.59%
10	28	5.18%	10	226	5.81%
11	10	1.85%	11	76	1.95%
12	0	0.00%	12	7	0.18%
13	0	0.00%	13	1	0.03%
	541			3892	



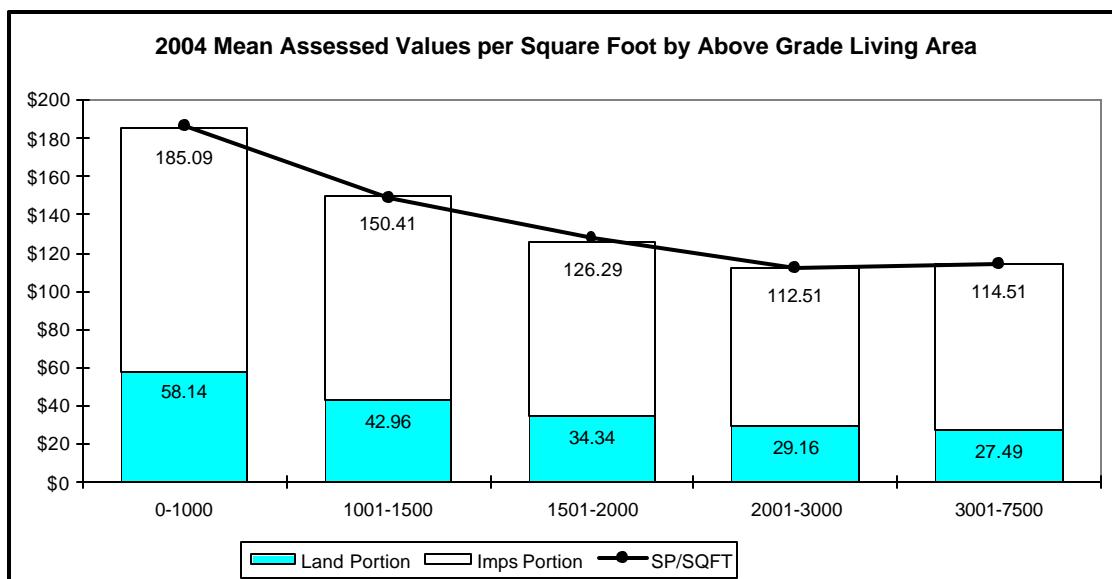
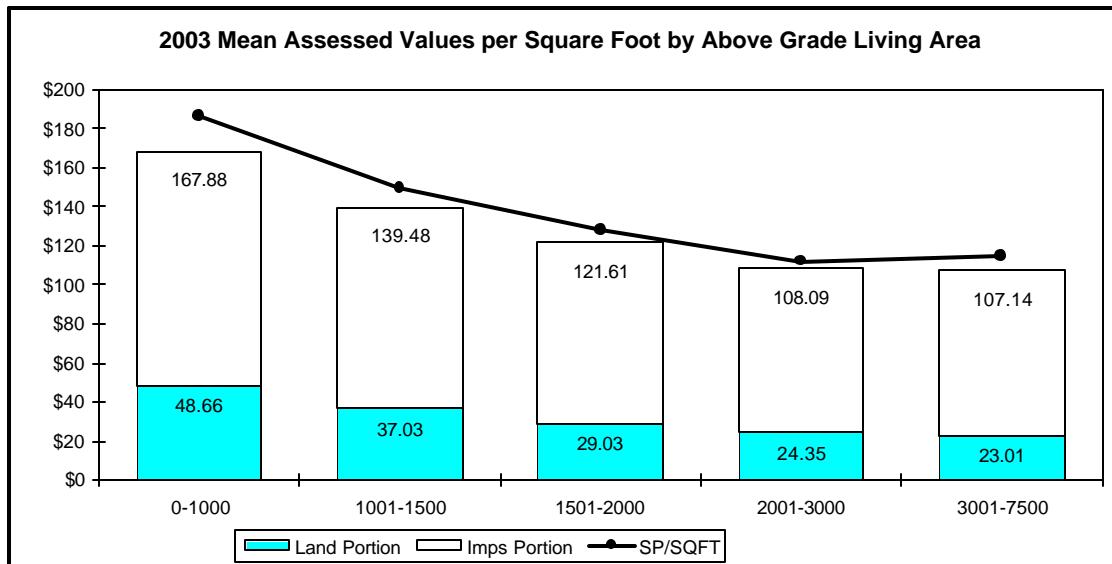
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2003 and 2004 Per Square Foot Values by Year Built or Year Renovated



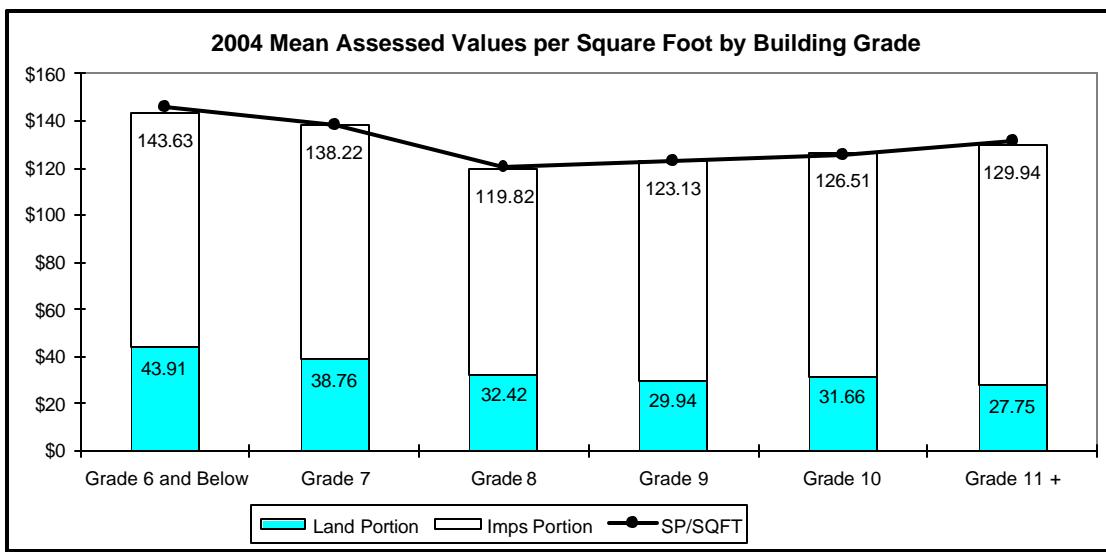
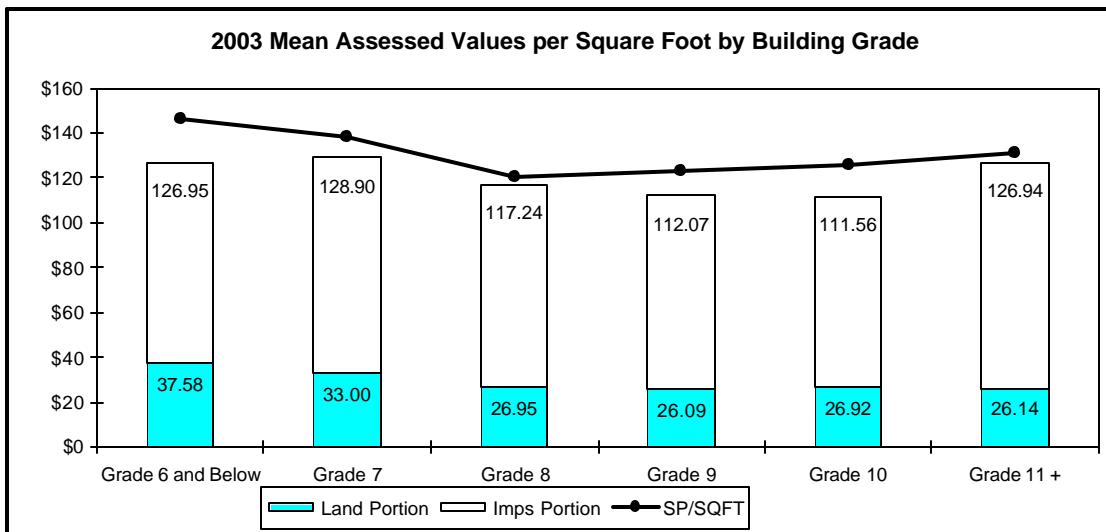
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Above Grade Living Area



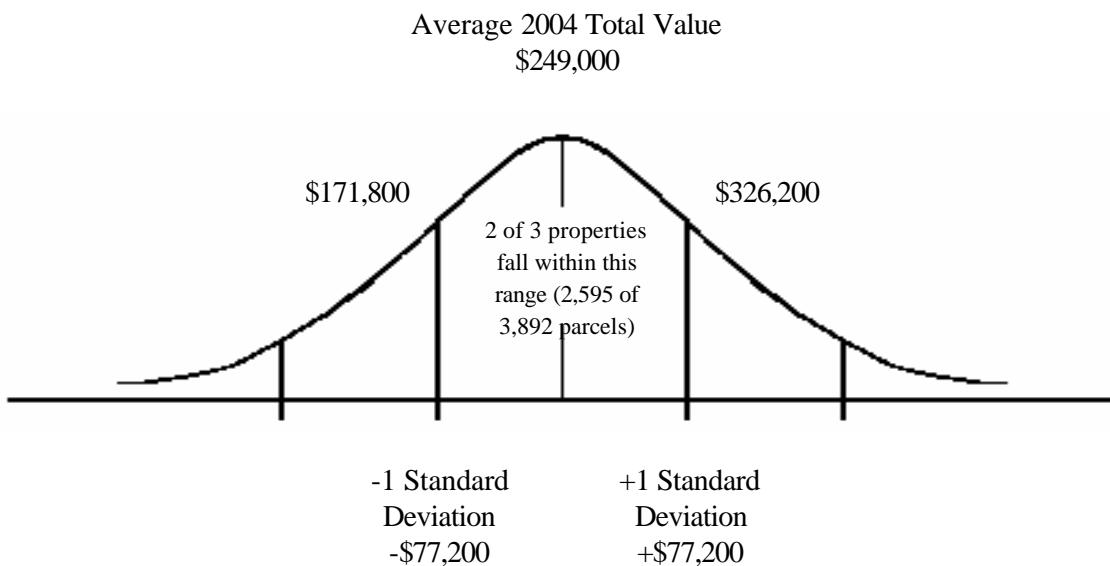
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2003 or 2004 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2002 to 1/2004 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: South Federal Way

Boundaries: This area is bounded on the north by S 320th ST and SW 320th ST, on the south by the King/Pierce County Line, on the west by 21st Ave SW, and on the east by Pacific Hwy S, 16th Ave S, and I-5.

Maps:

A general map of the area and detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 54 is located 25 miles south of downtown Seattle, and 8 miles north of downtown Tacoma. This area is connected to the region by Interstate 5, Pacific Hwy, and Hwy 18. This provides easy access to Seattle-Tacoma International Airport, and the ports of Seattle and Tacoma. Area 54 consists of 2 sub areas, sub 18 which is north of S 348th ST, and sub 21 which is south of S 348th ST. The typical quality of homes, as illustrated by the Frequency Tables is grade 7. These homes are approximately 2000 square feet in size, and were built between 1980 and 2000. The area saw significant retail, and residential growth in the 1970's and 1980's.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2004 recommended values. This study benchmarks the current assessment level using 2003 posted values. The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 8.66% to 5.43%.

Scope of Data

Land Value Data:

Vacant sales from 1/2002 to 1/2004 were given primary consideration for valuing land. The allocation approach was also used and gave results that validated land values indicated by the vacant sales.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 4524 parcels in the 2 sub areas of 54, most of which are located in plats. Sub 18 has 2495 parcels, most of which are platted. Sub 21 has 2029 parcels, and has a mixture of platted, and none platted acreage parcels.

There were few arms length sales of vacant parcels throughout the area. As such, the sales comparison approach had to be supplemented with land allocation. For land allocation, an estimated starting land-to-total value allocation of 30% was used. We used this starting allocation percentage in conjunction with the Assessor's depreciation table to calculate indicated land values for improved sold properties. The allocation approach gave results that were consistent with the limited number of vacant sales. Valuation was according to lot size except for plats where a site value basis was more appropriate.

In Campus Highlands, a diverse range of construction quality between the different divisions necessitated a two tier valuation schedule. For the divisions with grade 8 homes, a per-site value of \$70,000 was used. For the divisions with high grade homes, generally grade 10 to 13, a per-site value of \$114,000 was used; these homes are generally situated on larger lots located to the east of 6th Ave SW.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Plat Name	Major	Site Value
Alderbrook Div 1	010450	\$55,000
Alderbrook Div 2	010451	\$55,000
Alderbrook Div 3	010452	\$55,000
Alderbrook Div 4	010453	\$55,000
Alderbrook Div 5	010454	\$55,000
Alderbrook Div 6	010455	\$60,000
Alderbrook Div 7	010456	\$60,000
Alderbrook Div 8	010457	\$60,000
Campus Glen	132140	\$57,000
Campus Ridge	132190	\$66,000
Point at West Campus Div 1	683782	\$70,000
The Ridge Div 1	729800	\$108,000
The Ridge Div 2	729801	\$108,000
The Ridge Div 3	729802	\$108,000
The Ridge Div 4	729803	\$108,000
The Ridge Div 5	729804	\$108,000
The Ridge Div 6	729805	\$108,000
West Campus Div 1	926490	\$60,000
West Campus Div 2	926491	\$60,000
West Campus Div 3	926492	\$62,000
West Campus Div 4	926493	\$64,000
West Campus Div 5	926494	\$64,000
West Campus Div 6	926495	\$66,000
West Campus Div 7	926496	\$69,000
Bellarcarino Woods Div 1	066230	\$82,000
Bellarcarino Woods Div 2	066231	\$82,000
Campus Highlands Div 1 (gr > 8)	132170	\$114,000
Campus Highlands Div 1 (gr 8)	132170	\$70,000
Campus Highlands Div 2	132171	\$70,000
Campus Highlands Div 3	132172	\$114,000
Campus Highlands Div 4	132173	\$70,000
Campus Highlands Div 5 (gr>8)	132174	\$114,000
Campus Highlands Div 5 (gr 8)	132174	\$70,000
Danville Station	189545	\$75,000
Flemings First Add	257180	\$48,000
Gills F C Cedar Park	276230	\$60,000
Madrona Meadows	502860	\$56,000
Madrona Meadow Park 1	542242	\$56,000
Madrona Meadow Park 2	542243	\$56,000
Parklane Estates Div 1	666490	\$55,000
Parklane Estates Div 2	666491	\$55,000

Land Value Model Calibration (cont.)

Plat Name	Major	Site Value
Roe John Add	738700	\$48,000
Rosella Lane	742800	\$60,000
South Campus Bible School Subdiv	787960	\$65,000
Stahls Add	795620	\$45,000
Stahls Div 2	795630	\$45,000
The Meadows of Panter Lake Div 1	542350	\$45,000
Wayfair Add	920200	\$45,000
West Hill	926910	\$64,000
West Mark	926975	\$55,000
Brookfield Country Estates	113780	\$95,000
Brooklake Manor Div 1	114000	\$52,000
Brooklake Manor Div 2	114001	\$52,000
Brooklake Heights	113960	\$70,000
East Tacoma Add	218820	
	3000 sqft	\$5,000
	6000 sqft	\$10,000
	9000 sqft	\$45,000
	12,000 sqft	\$50,000
	15,000 sqft	\$52,000
	18,000 sqft	\$55,000
	21,000 sqft	\$60,000
	30,000 sqft	\$65,000
East Side Add to Tacoma	218000	
	3000 sqft	\$5,000
	6000 sqft	\$10,000
	9000 sqft	\$45,000
	12,000 sqft	\$50,000
	15,000 sqft	\$52,000
	18,000 sqft	\$55,000
	21,000 sqft	\$60,000
	30,000 sqft	\$65,000
HamsteadGreen Div 1	306560	\$55,000
HamsteadGreen Div 2	306561	\$60,000
L'origan Manor Add (if septic)	440560	
	9000 Sqft	\$50,000
	15000 sqft	\$55,000
	20000 sqft	\$60,000
	30000 sqft	\$70,000
L'origan Manor #2 (if septic)	440561	
	9000 Sqft	\$50,000
	15000 sqft	\$55,000
	20000 sqft	\$60,000
	30000 sqft	\$70,000

Land Value Model Calibration (cont.)

Plat Name	Major	Site Value
L'origan Manor Add (if sewer)	440560	\$88,000
L'origan Manor #2 (if sewer)	440561	\$88,000
Mountain View Heights	570780	\$90,000
Nine Firs	609330	\$55,000
Rainier Manor Add	713780	\$52,000
Rosewood Lane	743680	\$100,000
Secoma Terrace (if septic)	768390	
9000 Sqft		\$50,000
14000 sqft		\$55,000
20000 sqft		\$60,000
30000 sqft		\$65,000
Secoma Terrace (if sewer)	768391	\$88,001
Silverwood	779645	\$75,000
Thelwein Heights Add	859490	\$60,000

Tax Lots			
Lot Size	Value	Lot Size	Value
3000	\$ 5,000	1.25 acre	\$ 80,000
6000	\$ 10,000	1.5 acre	\$ 85,000
9000	\$ 45,000	1.75 acre	\$ 90,000
12000	\$ 50,000	2 acre	\$ 95,000
15000	\$ 52,000	2.5 acre	\$ 105,000
18000	\$ 55,000	3 acre	\$ 120,000
21000	\$ 60,000	3.5 acre	\$ 130,000
30000	\$ 65,000	5 acre	\$ 200,000
35000	\$ 68,000	10 acre	\$ 260,000
40000	\$ 72,000	20 acre	\$ 500,000
1 acre	\$ 75,000		

Adjustments	
High Traffic Noise *	Schedule Less \$5,000
Extreme Traffic Noise *	Schedule Less \$10,000
Environmental, and other building problems	Schedule less 5 to 80%

*(Adjustments for traffic apply only to those parcels 9000 Square feet or more.)

Vacant Sales Used In This Physical Inspection Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Lot size	View	Water-front
021	066231	0700	07/22/2002	\$75,000	8,045	N	N
021	218000	0575	12/16/2002	\$30,000	18,700	N	N
021	218820	0285	10/31/2002	\$39,500	12,000	N	N
021	218820	1740	05/29/2003	\$53,000	12,000	N	N
021	218820	2805	09/11/2002	\$41,000	12,000	N	N
021	252103	9017	10/04/2002	\$170,000	63,360	N	N
021	292104	9135	10/17/2002	\$60,000	41,290	N	N
021	302104	9097	05/22/2003	\$325,000	217,800	N	N
021	302104	9098	05/22/2003	\$225,000	217,800	N	N
021	322104	9073	03/22/2002	\$45,000	33,067	N	N
021	440560	0155	03/20/2003	\$92,500	13,750	N	N
021	440560	0155	12/12/2002	\$50,000	13,750	N	N
021	440560	0195	06/24/2002	\$62,000	15,935	N	N
021	440560	0203	02/24/2003	\$92,500	9,691	N	N
021	440561	0010	07/10/2002	\$92,500	9,669	N	N
021	440561	0020	07/10/2002	\$92,500	9,658	N	N
021	440561	0030	01/30/2003	\$90,000	11,855	N	N
021	743680	0020	01/16/2002	\$105,000	18,261	N	N
021	743680	0040	05/07/2002	\$105,000	18,289	N	N
021	743680	0060	08/30/2002	\$105,000	19,966	N	N
021	743680	0070	08/27/2002	\$105,000	20,308	N	N
021	743680	0080	05/01/2002	\$105,000	20,302	N	N
021	768390	0120	07/10/2002	\$92,500	9,680	N	N
021	768390	0130	07/10/2002	\$92,500	9,680	N	N
021	768390	0210	07/22/2003	\$85,000	10,125	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	242103	9006	07/09/2003	\$910,000	MULTI-PARCEL SALE;
021	218820	0360	05/06/2003	\$37,500	RELATED PARTY, FRIEND, OR NEIGHBOR
021	218820	3810	04/19/2002	\$10,250	RELATED PARTY, FRIEND, OR NEIGHBOR;
021	218820	3840	04/19/2002	\$10,250	RELATED PARTY, FRIEND, OR NEIGHBOR;
021	218820	4490	06/10/2003	\$4,750	NON-REPRESENTATIVE SALE
021	383300	0005	06/30/2003	\$570,442	GOVERNMENT AGENCY;
021	440561	0090	08/01/2003	\$562,500	1031 TRADE;
021	768390	0140	07/23/2003	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2002 to 1/2004 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The population was generally well represented by the sales sample. The exceptions were of homes on large acreage, building grades below 6 and above grade 11, poor and fair condition, large homes over 5,000 square feet, and homes built before 1950. The model generally predicted values well for these strata. Exceptions and adjustments to the model are as noted on pages 22 and 23.

Various possible variable combinations and valuation alternatives including a cost model (RCNLD) were considered in the development of the final model. Ultimately, one characteristic based multiplicative model was used. The final model, in addition to the typical variable units of building age, grade, condition, and square feet, includes plat variables, and covered parking.

This model predicted value well for most properties. For properties that were under represented in the sales sample, the appraiser could consider using the cost approach or make market based adjustments to EMV.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Variables:	Definitions/Transformation
RosellaLaneYN	Plat Major Number 742800 (Rosella Lane)
SCampusBibleYN	Plat Major Number 787960 (South Campus Bible School Subdiv)
WCampus4or5YN	Plat Major Number 926493 & 926494 (West Campus Div 4 & 5)
BaseLandC	2004 Base Land Value
ExpYrBltRenC	Year Built or Year Renovated (Which ever is greater)
GradeC	Improvement Grade - Quality of Construction
Grade8YN	Improvements of Grade 8 Quality of Construction
FairYN	Fair Condition (Condition of improvement for year built)
GoodYN	Good Condition (Condition of improvement for year built)
VGoodYN	Very Good Condition (Condition of improvement for year built)
CvdNoCarportC	Covered Parking (Excludes carports)
FstFlrC	First Floor (Finished living area on first floor)
HlfFlrC	Half Floor (Finished living area on half floor)
SndFlrC	Second Floor (Finished living area on second floor)
UnfBPlsFinBByGrC	Basement (Total basement area plus finished basement area greater than grade 5, excludes basement garage)
LotsizeC	Lot Size

Multiplicative Model

2.222872-2.462431E-02*RosellaLaneYN-1.886794E-02*SCampusBibleYN+ 2.171838E-02*WCampus4or5YN+ .2522876*BaseLandC+ 3.924882E-02*ExpYrBltRenC+ 6.726979E-02*GradeC-2.554894E-02*Grade8YN-2.238095E-02*FairYN+ 3.934387E-02*GoodYN+ 8.298077E-02*VGoodYN+ 1.324349E-02*CvdNoCarportC+ .3512188*FstFlrC+ 8.228242E-02*HlfFlrC+ 9.903248E-02*SndFlrC+ 4.921558E-02*UnfBPlsFinBByGrC+ 5.216111E-02*LotsizeC

Standard Model Exceptions

Multiple buildings, Lot size less than 1000 square feet, Building grade less than 3, Total EMV less than base land.

Additional Model Exceptions

Poor Condition

Model Adjustments

Adjustments			
Plat Name	Major	Condition	Adjustments to Model
Campus Highlands Div 1-5	132170-132174	Grade 10 and above	Imp EMV x 1.10
Multiple Buildings			EMV for the primary improvement plus cost (RCNLD) for the secondary improvement.
Carports			\$2000 per stall
Unfinished Area			Cost adjustment to EMV based on RCNLD
Grade 3 and less			RCNLD or Previous Imp + New Land
Poor Condition			RCNLD or Previous Imp + New Land
Percent Complete			Improvement EMV at 100% x percent complete + New Land
Obsolescence			Improvement EMV x percent obsolescence + New Land
Accessories			EMV (+) acc'y value (RCNLD)

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
18	010450	0010	01/29/02	\$183,500	1300	0	7	1982	3	8928	N	N	32102 14TH AV SW
18	010450	0060	07/25/02	\$189,000	1500	0	7	1983	3	9398	N	N	1328 SW 322ND CT
18	010450	0150	12/18/03	\$206,000	1130	390	7	1983	3	9112	N	N	32240 14TH AV SW
18	010450	0340	05/20/02	\$189,000	1060	360	7	1981	3	9535	N	N	32215 16TH PL SW
18	010450	0420	05/28/03	\$203,500	1400	0	7	1981	4	9445	N	N	32033 16TH PL SW
18	010450	0460	07/29/02	\$173,000	1110	0	7	1984	3	8400	N	N	1506 SW 320TH PL
18	010450	0470	03/24/03	\$191,000	1680	0	7	1984	3	8400	N	N	1450 SW 320TH PL
18	010450	0630	11/07/02	\$180,000	1170	0	7	1983	3	7210	N	N	1439 SW 320TH PL
18	010450	0640	06/24/03	\$167,450	960	0	7	1981	3	8106	N	N	1445 SW 320TH PL
18	010450	0700	12/17/03	\$166,950	1070	0	7	1981	3	9501	N	N	1515 SW 320TH CT
18	010450	0770	06/21/02	\$171,000	1400	0	7	1981	3	8058	N	N	32030 16TH PL SW
18	010450	0840	09/15/03	\$181,368	1440	0	7	1983	3	8638	N	N	1518 SW 321ST ST
18	010450	0940	06/03/02	\$179,000	1460	0	7	1983	3	7537	N	N	32216 16TH AV SW
18	010450	1010	06/23/03	\$180,000	1050	0	7	1983	3	7210	N	N	32231 14TH AV SW
18	010451	0190	08/21/03	\$186,300	900	640	7	1984	3	7210	N	N	32218 13TH PL SW
18	010451	0250	11/22/02	\$208,000	1160	360	7	1984	3	7210	N	N	32215 12TH PL SW
18	010451	0340	03/26/03	\$189,950	1180	300	7	1986	3	7210	N	N	32216 12TH PL SW
18	010451	0390	04/28/03	\$195,000	1680	0	7	1986	3	7210	N	N	32130 12TH PL SW
18	010451	0440	09/30/03	\$209,000	1150	350	7	1984	3	7615	N	N	32110 12TH PL SW
18	010451	0490	06/26/03	\$181,000	1250	0	7	1983	3	11447	N	N	32113 12TH PL SW
18	010451	0510	07/18/03	\$171,500	1230	0	7	1983	3	7210	N	N	32121 12TH PL SW
18	010451	0580	12/05/02	\$174,950	1050	0	7	1983	3	9219	N	N	32102 13TH PL SW
18	010452	0030	12/23/03	\$198,000	1150	300	7	1983	3	9673	N	N	1611 SW 325TH PL
18	010452	0060	09/02/03	\$180,000	1290	0	7	1987	2	7246	N	N	1525 SW 325TH PL
18	010452	0150	04/25/03	\$198,000	1640	0	7	1984	3	8377	N	N	32424 16TH AV SW
18	010452	0220	01/16/02	\$207,000	1620	0	7	1986	3	8675	N	N	1614 SW 324TH PL
18	010452	0290	02/13/03	\$179,950	1340	0	7	1983	3	9516	N	N	1606 SW 325TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
18	010452	0310	09/17/03	\$195,000	1300	0	7	1985	3	7224	N	N	1622 SW 325TH PL
18	010453	0090	10/22/03	\$215,000	1640	0	7	1987	3	6615	N	N	1928 SW 325TH PL
18	010453	0100	05/23/03	\$187,179	1410	0	7	1986	3	6615	N	N	2006 SW 325TH PL
18	010453	0110	02/26/03	\$197,500	1850	0	7	1986	3	6676	N	N	2014 SW 325TH PL
18	010453	0150	05/29/02	\$186,200	1440	0	7	1987	3	6695	N	N	1913 SW 325TH PL
18	010453	0160	08/06/02	\$174,000	1370	0	7	1987	3	6695	N	N	1905 SW 325TH PL
18	010453	0190	01/17/02	\$180,000	1380	0	7	1986	3	7000	N	N	1809 SW 325TH PL
18	010453	0200	02/12/02	\$175,500	1070	0	7	1986	3	6299	N	N	1801 SW 325TH PL
18	010453	0260	02/26/02	\$168,100	1080	0	7	1987	3	8896	N	N	1724 SW 326TH CT
18	010453	0270	08/14/02	\$157,400	1100	0	7	1987	3	6943	N	N	1728 SW 326TH CT
18	010453	0430	11/18/02	\$175,000	1030	0	7	1986	3	6664	N	N	1527 SW 327TH ST
18	010453	0560	06/25/02	\$178,000	1350	0	7	1986	3	10947	N	N	32609 16TH CT SW
18	010453	0640	12/13/02	\$160,000	940	0	7	1986	3	6231	N	N	32512 17TH AV SW
18	010454	0010	12/17/03	\$218,000	1390	0	7	1987	3	6455	N	N	32428 18TH AV SW
18	010454	0130	08/21/02	\$209,000	1290	0	7	1987	4	5990	N	N	1730 SW 324TH ST
18	010454	0310	06/05/03	\$215,000	1540	560	7	1986	3	6180	N	N	1816 SW 323RD ST
18	010454	0330	06/13/02	\$191,500	1430	0	7	1987	3	6180	N	N	1832 SW 323RD ST
18	010454	0340	05/28/03	\$198,000	1400	0	7	1987	3	6213	N	N	1904 SW 323RD ST
18	010454	0510	04/16/02	\$187,000	1420	0	7	1987	3	6060	N	N	1913 SW 324TH ST
18	010454	0700	08/21/02	\$215,619	2210	0	7	1987	3	7137	N	N	32335 19TH CT SW
18	010454	0790	02/11/03	\$192,500	1480	0	7	1987	3	5939	N	N	1825 SW 323RD ST
18	010454	0840	04/10/03	\$184,000	1140	320	7	1986	3	5818	N	N	32335 18TH AV SW
18	010455	0110	11/12/02	\$230,000	1760	0	7	1988	3	7235	N	N	32910 17TH AV SW
18	010455	0130	08/27/03	\$240,000	1970	0	7	1989	3	6489	N	N	32912 16TH PL SW
18	010455	0220	10/15/02	\$227,800	1840	0	7	1989	3	6432	N	N	32724 17TH AV SW
18	010455	0270	05/23/02	\$195,500	1270	860	7	1989	3	6768	N	N	32725 17TH AV SW
18	010455	0290	09/18/03	\$225,000	1990	0	7	1989	3	7000	N	N	32704 18TH PL SW
18	010455	0390	07/15/03	\$190,000	1490	0	7	1989	3	6300	N	N	1908 SW 326TH ST
18	010455	0400	12/04/03	\$240,000	1940	0	7	1989	4	6865	N	N	32605 19TH PL SW
18	010455	0500	08/06/02	\$189,500	1490	0	7	1989	3	6383	N	N	32804 19TH AV SW
18	010455	0520	09/09/03	\$215,000	1750	0	7	1988	3	6397	N	N	32718 19TH AV SW
18	010455	0540	12/12/03	\$235,000	1610	0	7	1989	3	6650	N	N	32706 19TH AV SW

Improved Sales Used In This Physical Inspection Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
18	010455	0580	03/06/03	\$232,000	1990	0	7	1989	3	6671	N	N	32819 17TH AV SW
18	010455	0690	11/07/02	\$256,450	2390	0	7	1989	3	7330	N	N	1802 SW 330TH ST
18	010455	0720	05/21/02	\$224,950	1940	0	7	1989	3	7268	N	N	32921 19TH AV SW
18	010455	0790	10/24/02	\$214,000	1840	0	7	1989	3	7752	N	N	32704 19TH PL SW
18	010456	0060	05/20/02	\$228,500	1910	0	7	1991	3	6392	N	N	32836 19TH AV SW
18	010456	0070	04/21/03	\$229,950	1990	0	7	1991	3	6300	N	N	32830 19TH AV SW
18	010456	0130	05/15/02	\$226,700	1960	0	7	1989	3	7534	N	N	1914 SW 328TH CT
18	010456	0200	04/22/03	\$250,000	1470	610	7	1989	4	8850	N	N	32822 20TH AV SW
18	010456	0230	09/23/03	\$264,950	2370	0	7	1989	4	6180	N	N	32804 20TH AV SW
18	010456	0370	02/14/03	\$219,000	2040	0	7	1990	3	7084	N	N	32512 20TH CT SW
18	010456	0480	01/22/03	\$219,950	1490	520	7	1990	3	7320	N	N	32713 20TH AV SW
18	666490	0170	07/22/02	\$199,950	1920	0	7	1991	3	7241	N	N	34713 14TH PL SW
18	666490	0190	02/26/02	\$219,950	1690	0	7	1990	3	6000	N	N	34725 14TH PL SW
18	666490	0260	08/10/03	\$217,000	1650	0	7	1990	3	6000	N	N	1325 SW 347TH PL
18	666490	0300	07/23/03	\$243,000	1930	0	7	1992	3	6995	N	N	1301 SW 347TH PL
18	666490	0300	10/10/02	\$235,000	1930	0	7	1992	3	6995	N	N	1301 SW 347TH PL
18	666490	0360	03/13/02	\$216,500	1770	0	7	1992	3	10104	N	N	1206 SW 347TH PL
18	666490	0460	02/27/02	\$203,600	1740	0	7	1990	3	5474	N	N	34640 14TH PL SW
18	666490	0520	12/22/03	\$218,950	1940	0	7	1990	3	5466	N	N	34604 14TH PL SW
18	666491	0150	09/04/02	\$240,000	1180	480	7	1991	4	6000	N	N	34403 15TH PL SW
18	666491	0380	05/21/03	\$226,900	1330	560	7	1992	3	8025	N	N	34412 15TH CT SW
18	742800	0060	07/28/03	\$217,000	1490	480	7	1988	3	6512	N	N	1913 SW 347TH PL
18	742800	0140	07/19/02	\$186,500	1400	0	7	1988	3	6736	N	N	1737 SW 347TH PL
18	742800	0200	03/20/03	\$189,000	1330	0	7	1989	3	7521	N	N	1703 SW 347TH PL
18	742800	0230	03/18/02	\$179,000	940	410	7	1989	3	6511	N	N	1708 SW 347TH PL
18	742800	0320	08/26/03	\$193,000	1180	360	7	1988	3	6113	N	N	1822 SW 347TH PL
18	742800	0320	05/22/02	\$185,000	1180	360	7	1988	3	6113	N	N	1822 SW 347TH PL
18	742800	0330	03/24/03	\$211,000	1490	480	7	1988	3	6078	N	N	1826 SW 347TH PL
18	742800	0390	07/28/03	\$185,000	1180	360	7	1988	3	7252	N	N	2002 SW 347TH PL
18	926492	1090	04/21/03	\$259,950	2320	0	7	1983	4	10285	N	N	32328 8TH AV SW
18	132140	0030	10/17/02	\$214,000	1720	0	7	1995	3	5996	N	N	517 S 330TH PL
18	132140	0070	08/19/02	\$235,000	2180	0	7	1995	3	9039	N	N	537 S 330TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
18	132140	0140	06/04/02	\$191,000	1380	0	7	1995	3	7191	N	N	560 S 330TH PL
18	132140	0220	06/05/02	\$225,000	1730	0	7	1995	3	6000	N	N	512 S 330TH PL
18	132140	0300	01/27/03	\$240,000	2260	0	7	1995	3	7580	N	N	32806 6TH PL S
18	132140	0430	10/16/03	\$218,830	1710	0	7	1995	3	7237	N	N	626 S 331ST PL
18	132140	0490	02/11/03	\$220,000	1710	0	7	1995	3	7200	N	N	516 S 331ST PL
18	132140	0560	11/03/03	\$225,000	1710	0	7	1995	3	7200	N	N	330 S 331ST PL
18	132140	0570	05/29/02	\$200,720	1380	0	7	1996	3	7200	N	N	324 S 331ST PL
18	132140	0570	02/06/03	\$190,200	1380	0	7	1996	3	7200	N	N	324 S 331ST PL
18	132140	0610	06/25/03	\$210,000	1380	0	7	1996	3	10562	N	N	315 S 331ST PL
18	132140	0650	05/17/02	\$217,500	1780	0	7	1996	3	7652	N	N	33015 4TH PL S
18	132140	0730	04/04/02	\$226,098	2230	0	7	1996	3	6049	N	N	220 S 330TH PL
18	132140	0740	09/17/03	\$190,000	1380	0	7	1996	3	6225	N	N	214 S 330TH PL
18	132140	0750	07/25/02	\$209,300	1710	0	7	1996	3	7628	N	N	208 S 330TH PL
18	132140	0920	09/09/03	\$224,000	1730	0	7	1996	3	7901	N	N	411 S 331st PL
18	132140	0930	08/21/03	\$223,500	1720	0	7	1996	3	6492	N	N	405 S 331st PL
18	132140	0950	11/11/02	\$235,000	2230	0	7	1996	3	8393	N	N	33014 4TH PL S
18	132140	0980	08/26/02	\$218,000	1710	0	7	1995	3	7261	N	N	33002 4TH PL S
18	926910	0050	08/02/02	\$223,500	1760	0	7	1998	3	10391	N	N	33840 7TH WY SW
18	010455	0020	08/13/03	\$262,500	2380	0	8	1991	3	6881	N	N	1917 SW 330TH ST
18	010457	0040	11/04/02	\$245,000	2040	0	8	1991	3	7201	N	N	33027 20TH PL SW
18	010457	0330	04/14/03	\$221,490	1830	0	8	1994	3	9182	N	N	33020 16TH PL SW
18	010457	0340	10/23/03	\$230,000	1500	0	8	1994	3	7773	N	N	33014 16TH PL SW
18	010457	0380	10/08/03	\$225,100	1500	0	8	1994	3	6489	N	N	32918 16TH PL SW
18	010457	0390	04/23/02	\$252,500	2420	0	8	1992	3	7637	N	N	1605 SW 330TH PL
18	132170	0260	04/14/03	\$253,000	2080	0	8	1990	3	14630	N	N	625 SW 346TH ST
18	132170	0360	05/16/03	\$270,000	2240	0	8	1989	3	8308	N	N	841 SW 345TH PL
18	132170	0390	01/09/02	\$231,000	1870	0	8	1989	3	8541	N	N	865 SW 345TH PL
18	132170	0440	09/22/03	\$250,000	2030	0	8	1989	3	7649	N	N	842 SW 345TH PL
18	132170	0480	05/02/02	\$237,500	2150	0	8	1989	3	8084	N	N	818 SW 345TH ST
18	132170	0500	05/06/03	\$252,500	2200	0	8	1989	3	8314	N	N	34447 8TH AV SW
18	132170	0550	07/21/03	\$255,000	2160	0	8	1990	3	12184	N	N	34419 8TH CT SW
18	132170	0680	08/20/03	\$264,950	2090	0	8	1989	3	7652	N	N	34456 8TH AV SW

Improved Sales Used In This Physical Inspection Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
18	132170	0760	01/07/03	\$247,600	2160	0	8	1989	3	7490	N	N	34534 8TH AV SW
18	132171	0060	07/23/02	\$280,000	2930	0	8	1990	3	8421	N	N	34533 10TH AV SW
18	132171	0080	02/13/03	\$249,000	2510	0	8	1990	3	7350	N	N	34517 10TH AV SW
18	132171	0130	02/13/02	\$259,950	2670	0	8	1990	3	7350	N	N	34433 10TH AV SW
18	132171	0140	03/06/03	\$249,900	2020	0	8	1990	3	7875	N	N	34427 10TH AV SW
18	132171	0180	09/26/03	\$269,950	2560	0	8	1990	3	7350	N	N	926 SW 344TH ST
18	132171	0310	09/15/03	\$276,000	2040	0	8	1990	3	8746	N	N	34442 9TH AV SW
18	132171	0430	07/25/02	\$253,000	2410	0	8	1990	3	7666	N	N	905 SW 344TH PL
18	132171	0480	08/29/02	\$255,000	2450	0	8	1990	3	7000	N	N	34432 10TH AV SW
18	132171	0560	02/06/03	\$249,000	2430	0	8	1990	3	7472	N	N	34534 10TH AV SW
18	132173	0030	06/12/03	\$275,000	2650	0	8	1994	3	8643	N	N	34632 8TH AV SW
18	132173	0050	02/18/03	\$295,000	2930	0	8	1994	3	8683	N	N	34648 8TH AV SW
18	132173	0190	09/20/02	\$275,000	2930	0	8	1992	3	8105	N	N	812 SW 347TH CT
18	132173	0310	07/01/02	\$244,950	1990	0	8	1995	3	7140	N	N	1005 SW 347TH ST
18	132173	0380	02/25/02	\$237,500	2050	0	8	1991	3	12987	N	N	34621 11TH CT SW
18	132173	0470	10/24/03	\$275,000	2540	0	8	1991	3	7216	N	N	1006 SW 347TH ST
18	132173	0690	01/15/02	\$282,000	2960	0	8	1993	3	7892	N	N	34631 9TH CT SW
18	132173	0820	07/15/03	\$254,000	2140	0	8	1991	3	13787	N	N	34643 8TH AV SW
18	132173	0840	04/15/02	\$288,000	2920	0	8	1993	3	20228	N	N	34625 8TH AV SW
18	132173	0860	01/29/02	\$272,000	2900	0	8	1995	3	8887	N	N	34617 8TH AV SW
18	132190	0210	01/18/02	\$291,450	2320	0	8	1994	3	7522	N	N	32322 7TH AV SW
18	276230	0010	03/04/03	\$185,000	760	800	8	1976	3	9600	N	N	34722 4TH PL S
18	276230	0050	08/22/03	\$194,000	840	840	8	1976	3	10500	N	N	34624 4TH PL S
18	683782	0160	10/13/03	\$311,850	2520	0	8	1990	3	8700	N	N	32872 8TH CT SW
18	683782	0210	03/03/03	\$280,000	2740	0	8	1990	3	7998	N	N	32843 8TH CT SW
18	683782	0220	12/18/03	\$265,000	2520	0	8	1990	3	8333	N	N	32851 8TH PL SW
18	683782	0260	08/01/02	\$264,950	2740	0	8	1990	3	7859	N	N	32813 8TH PL SW
18	683782	0540	10/15/02	\$280,000	2340	0	8	1990	3	6278	N	N	32816 8TH PL SW
18	926490	0160	05/07/03	\$224,000	1320	860	8	1978	3	7910	N	N	32120 2ND AV SW
18	926490	0240	07/10/02	\$189,950	1240	290	8	1979	3	10350	N	N	32019 2ND AV SW
18	926490	0380	10/10/02	\$212,950	1210	300	8	1983	4	8925	N	N	32025 4TH AV SW
18	926490	0550	11/01/02	\$204,000	1300	520	8	1979	3	9200	N	N	528 SW 320TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
18	926490	0690	09/13/02	\$213,000	2140	0	8	1979	3	10500	N	N	609 SW 321ST ST
18	926490	0800	08/25/03	\$183,000	1660	0	8	1979	3	9000	N	N	516 SW 324TH ST
18	926490	0880	05/09/03	\$195,000	1330	460	8	1979	3	7490	N	N	523 SW 324TH ST
18	926490	1050	12/09/03	\$255,000	1350	1040	8	1979	4	7000	N	N	407 SW 322ND ST
18	926490	1120	04/11/02	\$210,000	1310	420	8	1979	3	7600	N	N	523 SW 321ST ST
18	926490	1130	08/26/03	\$221,000	1300	600	8	1983	3	7600	N	N	513 SW 321ST ST
18	926490	1130	01/22/02	\$190,000	1300	600	8	1983	3	7600	N	N	513 SW 321ST ST
18	926490	1210	08/26/03	\$230,000	1870	0	8	1978	3	7630	N	N	309 SW 321ST ST
18	926490	1440	09/26/03	\$199,500	1610	0	8	1978	3	8025	N	N	32236 3RD AV SW
18	926490	1480	12/13/02	\$222,000	1560	400	8	1978	3	7350	N	N	32414 3RD AV SW
18	926490	1570	03/21/03	\$275,000	1620	440	8	1978	4	7875	N	N	204 SW 325TH PL
18	926490	1640	11/26/03	\$239,950	1560	620	8	1978	3	8120	N	N	208 SW 324TH CT
18	926490	1700	07/10/02	\$240,000	2420	0	8	1978	3	7350	N	N	32235 2ND AV SW
18	926490	1910	05/24/02	\$234,000	3220	0	8	1978	3	8700	N	N	225 SW 325TH PL
18	926490	2070	08/25/03	\$207,000	1270	530	8	1978	4	7000	N	N	510 SW 326TH ST
18	926490	2210	01/20/03	\$262,950	1340	1190	8	1984	4	7700	N	N	32521 6TH AV SW
18	926491	0040	04/01/03	\$255,000	1460	500	8	1981	4	7384	N	N	32706 6TH AV SW
18	926491	0180	06/25/03	\$215,000	1640	420	8	1980	3	7350	N	N	318 SW 327TH PL
18	926491	0270	08/15/02	\$296,500	1800	1200	8	1986	4	7700	N	N	32738 2ND AV SW
18	926491	0300	07/07/03	\$289,950	1670	0	8	1985	4	8700	N	N	32814 2ND AV SW
18	926491	0320	02/11/02	\$189,000	1310	0	8	1984	3	9240	N	N	32904 2ND PL SW
18	926491	0330	09/02/03	\$284,200	2200	0	8	1986	4	8960	N	N	32916 2ND PL SW
18	926491	0350	10/29/02	\$236,400	1350	1300	8	1984	3	8528	N	N	32934 2ND PL SW
18	926491	0450	09/11/02	\$240,000	2070	0	8	1984	3	16465	N	N	244 SW 330TH ST
18	926491	0480	09/11/02	\$205,000	1310	660	8	1980	3	8692	N	N	32903 3RD AV SW
18	926491	0670	04/28/03	\$217,950	1720	0	8	1984	3	7700	N	N	32924 6TH AV SW
18	926491	0730	08/08/03	\$299,500	1990	0	8	1984	4	9711	N	N	32907 6TH AV SW
18	926491	0740	07/02/03	\$265,383	1990	400	8	1984	3	7920	N	N	32901 6TH AV SW
18	926491	0860	02/05/02	\$209,000	1460	340	8	1985	3	9900	N	N	608 SW 327TH ST
18	926491	0880	03/22/02	\$255,000	1500	990	8	1984	4	8030	N	N	32615 6TH AV SW
18	926491	0920	08/27/02	\$215,900	1530	0	8	1980	3	7350	N	N	501 SW 327TH PL
18	926491	0970	09/17/02	\$216,950	1530	580	8	1980	3	7350	N	N	329 SW 327TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
18	926491	1020	12/31/02	\$194,900	1590	360	8	1979	3	8288	N	N	308 SW 328TH ST
18	926491	1110	10/08/03	\$200,000	1570	420	8	1979	3	8160	N	N	402 SW 329TH ST
18	926491	1150	05/10/03	\$249,000	1580	550	8	1979	3	7140	N	N	508 SW 329TH ST
18	926491	1270	11/08/02	\$252,000	2100	0	8	1980	4	8250	N	N	514 SW 328TH CT
18	926491	1310	11/18/03	\$237,000	1640	0	8	1980	3	7350	N	N	32732 6TH AV SW
18	926491	1320	10/29/02	\$209,950	1440	400	8	1984	3	7500	N	N	223 SW 327TH PL
18	926491	1570	08/14/02	\$235,000	1550	800	8	1980	3	7208	N	N	32734 3RD AV SW
18	926492	0030	01/28/02	\$264,950	2680	0	8	1984	3	8050	N	N	622 SW 323RD ST
18	926492	0200	02/25/02	\$262,500	3200	0	8	1981	3	7952	N	N	32237 7TH AV SW
18	926492	0400	10/04/02	\$259,950	1730	720	8	1984	3	6298	N	N	32247 7TH PL SW
18	926492	0430	05/27/03	\$251,500	2170	0	8	1985	3	7555	N	N	32240 8TH AV SW
18	926492	0500	03/04/03	\$235,000	2410	0	8	1987	3	15348	N	N	32202 8TH AV SW
18	926492	0700	05/16/02	\$280,500	2020	1000	8	1983	4	7891	N	N	32513 8TH AV SW
18	926492	0860	09/09/02	\$205,000	1520	0	8	1983	3	11865	N	N	32606 7TH AV SW
18	926492	0980	09/18/02	\$294,500	2660	0	8	1983	4	9559	N	N	744 SW 327TH ST
18	926492	1000	09/11/03	\$250,000	1990	0	8	1983	3	8353	N	N	32606 8TH AV SW
18	926492	1070	09/11/02	\$289,950	2760	0	8	1983	4	11970	N	N	32412 8TH AV SW
18	926492	1110	09/20/02	\$224,950	1840	0	8	1983	3	10625	N	N	32320 8TH AV SW
18	926493	0110	09/19/02	\$280,000	1730	870	8	1986	3	7700	N	N	32124 11TH AV SW
18	926493	0140	07/29/03	\$260,000	1700	840	8	1985	3	7700	N	N	32216 11TH AV SW
18	926493	0240	06/25/02	\$320,000	2100	1500	8	1987	3	7740	N	N	32332 11TH AV SW
18	926493	0290	07/09/03	\$285,000	1830	1240	8	1986	3	7700	N	N	32418 11TH AV SW
18	926493	0640	08/02/02	\$234,900	1860	0	8	1986	3	9507	N	N	32230 11TH PL SW
18	926493	0710	12/19/02	\$247,000	2300	0	8	1986	3	9800	N	N	32227 11TH PL SW
18	926493	0760	12/05/03	\$250,000	1480	730	8	1986	3	10952	N	N	1135 SW 322ND ST
18	926493	0870	11/26/02	\$269,950	2070	0	8	1987	3	8515	N	N	32027 11TH AV SW
18	926493	0880	06/13/03	\$235,200	2000	0	8	1987	3	10147	N	N	32021 11TH AV SW
18	926493	0930	10/08/03	\$283,500	2440	0	8	1987	3	14047	N	N	1136 SW 320TH PL
18	926494	0040	07/24/03	\$250,000	2280	0	8	1987	3	13179	N	N	32432 12TH AV SW
18	926494	0080	08/18/03	\$246,000	2290	0	8	1987	3	9347	N	N	32416 12TH AV SW
18	926494	0200	04/01/03	\$279,900	2550	0	8	1987	3	13361	N	N	1200 SW 325TH PL
18	926494	0420	03/14/03	\$298,500	2720	0	8	1987	3	9422	N	N	1124 SW 326TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
18	926494	0600	03/13/02	\$204,975	1460	0	8	1987	3	7820	N	N	1302 SW 328TH CT
18	926494	0660	01/15/03	\$257,000	2400	0	8	1989	3	7511	N	N	32826 13TH AV SW
18	926494	0670	08/26/03	\$288,500	2390	0	8	1987	3	7217	N	N	32820 13TH AV SW
18	926494	0710	02/22/02	\$247,888	2110	0	8	1987	3	8941	N	N	32720 13TH AV SW
18	926494	0830	12/04/02	\$295,000	2640	0	8	1987	3	7519	N	N	1217 SW 326TH PL
18	926494	0880	03/26/02	\$265,000	2040	1130	8	1989	3	8678	N	N	1115 SW 326TH PL
18	926494	0900	04/25/02	\$243,000	2090	0	8	1988	3	7842	N	N	32621 11TH AV SW
18	926494	0930	10/07/03	\$287,000	1660	750	8	1987	3	6912	N	N	32805 11TH AV SW
18	926494	0940	05/16/03	\$264,000	2330	0	8	1987	3	7339	N	N	32813 11TH AV SW
18	926494	1080	05/27/03	\$266,000	2610	0	8	1989	3	7350	N	N	32823 12TH AV SW
18	926494	1110	05/21/03	\$274,900	2640	0	8	1987	3	7765	N	N	1111 SW 329TH PL
18	926495	0010	08/26/03	\$249,500	2010	0	8	1987	3	7216	N	N	1228 SW 330TH PL
18	926495	0200	04/21/03	\$274,900	2100	0	8	1988	3	7820	N	N	32911 11TH AV SW
18	926496	0090	04/24/02	\$277,500	2390	0	8	1989	3	7350	N	N	33357 12TH AV SW
18	926496	0240	02/12/03	\$250,000	1670	480	8	1990	3	7366	N	N	1007 SW 335TH ST
18	189545	0030	11/07/03	\$277,800	2250	0	8	2003	3	8746	N	N	1987 SW 344TH PL
18	189545	0090	10/22/03	\$261,100	2060	0	8	2003	3	7658	N	N	1986 SW 345TH PL
18	189545	0100	12/12/03	\$278,900	2230	0	8	2003	3	7299	N	N	1972 SW 345TH PL
18	189545	0150	12/09/03	\$275,500	2330	0	8	2004	3	7483	N	N	1824 SW 345TH PL
18	189545	0240	12/09/03	\$271,000	2390	0	8	2003	3	7461	N	N	1712 SW 345TH PL
18	189545	0280	12/31/03	\$293,200	2320	0	8	2003	3	9442	N	N	34425 16TH AV SW
18	683782	0100	06/12/03	\$357,000	2940	0	9	1991	4	6890	N	N	719 SW 328TH PL
18	683782	0380	06/04/03	\$289,980	2410	0	9	1991	3	7793	N	N	702 SW 328TH ST
18	683782	0400	07/21/03	\$299,950	2510	0	9	1990	3	6083	N	N	32811 7TH AV SW
18	683782	0470	12/17/02	\$283,000	2200	0	9	1991	3	7124	N	N	32845 7TH CT SW
18	729800	0010	09/24/02	\$338,000	2210	0	9	1986	3	11605	N	N	225 SW 332ND ST
18	729801	0080	08/08/03	\$349,000	2860	0	9	1986	3	10866	N	N	527 SW 331ST ST
18	729801	0210	10/16/03	\$402,000	3260	0	9	1986	3	13045	N	N	500 SW 333RD ST
18	729801	0360	01/15/02	\$340,000	3080	0	9	1986	3	12473	N	N	561 SW 334TH CT
18	729803	0160	08/04/03	\$329,950	2240	0	9	1987	3	11706	N	N	607 SW 331ST ST
18	729804	0210	08/22/02	\$410,000	3420	0	9	1988	3	12133	N	N	33659 7TH CT SW
18	926491	0470	06/25/03	\$355,000	2930	0	9	1981	4	9020	N	N	32911 3RD AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
18	926494	0480	08/16/02	\$334,000	2940	0	9	1987	3	9166	N	N	1066 SW 326TH ST
18	926495	0130	08/15/02	\$265,000	2460	0	9	1989	3	7350	N	N	1208 SW 331ST ST
18	926495	0490	09/17/03	\$315,000	2600	0	9	1988	3	8250	N	N	32615 10TH PL SW
18	926495	0520	02/13/03	\$279,000	2220	0	9	1988	3	8368	N	N	32608 10TH PL SW
18	926495	0900	08/21/03	\$307,000	2860	0	9	1988	3	7959	N	N	33119 11TH AV SW
18	926496	0010	11/26/03	\$325,000	2600	0	9	1987	4	7350	N	N	33307 12TH AV SW
18	926496	0040	04/01/03	\$291,000	2500	0	9	1987	3	7350	N	N	33325 12TH AV SW
18	926496	0050	08/12/02	\$284,950	2130	0	9	1987	3	7368	N	N	33331 12TH AV SW
18	926496	0100	06/07/02	\$269,950	2060	0	9	1989	3	7350	N	N	33361 12TH AV SW
18	926496	0270	01/29/03	\$361,000	2370	890	9	1987	4	10842	N	N	33446 11TH PL SW
18	926496	0360	05/19/03	\$299,950	2660	0	9	1987	3	7698	N	N	33447 11TH PL SW
18	926496	0410	07/09/03	\$307,000	2740	0	9	1989	3	9065	N	N	1125 SW 334TH PL
18	926496	0650	03/29/02	\$325,000	2210	0	9	1988	4	10348	N	N	33338 12TH AV SW
18	132170	0130	04/04/02	\$425,000	3670	0	10	1991	3	20207	N	N	426 SW 346TH PL
18	132170	0230	08/14/03	\$540,000	4410	0	10	1992	3	22181	N	N	34519 5TH PL SW
18	729801	0010	08/28/03	\$440,000	3680	0	10	1986	3	12561	N	N	526 SW 331ST ST
18	729801	0010	01/10/02	\$410,000	3680	0	10	1986	3	12561	N	N	526 SW 331ST ST
18	729801	0220	10/08/03	\$420,000	2890	0	10	1987	4	10768	N	N	33315 5TH PL SW
18	729802	0030	06/25/03	\$413,500	2570	0	10	1987	4	11507	N	N	221 SW 331ST PL
18	729802	0160	07/24/02	\$460,000	4440	0	10	1987	3	14375	N	N	33104 3RD CT SW
18	729802	0220	07/11/02	\$330,000	2430	0	10	1988	3	12363	N	N	33117 3RD CT SW
18	729804	0100	05/30/02	\$413,000	3220	0	10	1988	3	13101	N	N	33603 7TH PL SW
18	729804	0110	08/06/02	\$408,000	3290	0	10	1990	3	15281	N	N	33607 7TH PL SW
18	729804	0170	04/08/03	\$408,000	3170	0	10	1990	3	11102	N	N	33658 7TH CT SW
18	729804	0510	08/20/03	\$489,000	4130	0	10	1990	3	11430	N	N	509 SW 335TH ST
18	729804	0540	01/15/02	\$355,000	2770	0	10	1989	3	10800	N	N	421 SW 335TH ST
18	729805	0080	01/23/02	\$394,000	3310	0	10	1990	3	11205	N	N	514 SW 336TH ST
18	729805	0140	08/07/02	\$380,000	3030	0	10	1995	3	10721	N	N	537 SW 336TH ST
18	729805	0320	06/18/03	\$422,000	2810	0	10	1990	4	12481	N	N	33532 4TH AV SW
18	729805	0480	02/25/02	\$359,950	3020	0	10	1996	3	10805	N	N	33522 5TH PL SW
18	729805	0540	06/19/02	\$375,000	2920	0	10	1997	3	10462	N	N	33634 5TH PL SW
18	132170	0210	10/28/03	\$570,000	4220	0	11	1989	3	23075	N	N	34529 5TH PL S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
18	729804	0010	12/13/02	\$480,000	4220	0	11	1988	3	11608	N	N	538 SW 335TH ST
18	729804	0040	04/07/03	\$610,000	3550	880	11	1994	4	16739	N	N	33507 7TH PL SW
18	729804	0340	12/19/02	\$450,000	3620	0	11	1990	3	11076	N	N	33720 7TH PL SW
18	729805	0010	07/18/02	\$449,950	3280	0	11	1990	3	10218	N	N	413 SW 335TH ST
18	729805	0020	09/10/02	\$480,978	3600	0	11	1991	3	10126	N	N	403 SW 335TH ST
18	729805	0050	12/23/02	\$529,950	4050	0	11	1990	3	13405	N	N	33527 5TH PL SW
18	729805	0330	07/15/02	\$439,000	4000	0	11	1992	3	11700	N	N	33524 4TH AV SW
18	729805	0440	06/18/02	\$529,950	4180	0	11	1992	3	10638	N	N	33407 4TH CT SW
21	440560	0170	11/15/02	\$146,950	1130	0	5	1956	3	12500	N	N	35645 9TH AV SW
21	322104	9090	10/02/02	\$152,000	1280	0	6	1949	4	8499	N	N	306 S 373RD ST
21	440560	0095	05/21/02	\$150,000	960	0	6	1942	2	32148	N	N	35628 11TH AV SW
21	440560	0150	09/06/02	\$140,000	1300	0	6	1941	3	12600	N	N	35827 9TH AV SW
21	542350	0480	12/16/02	\$139,000	1060	0	6	1983	3	6800	N	N	1729 SW 349TH PL
21	795620	0080	08/29/03	\$159,950	1040	0	6	1961	4	10050	N	N	1904 SW 350TH ST
21	795620	0100	05/13/02	\$153,000	1120	0	6	1962	4	9975	N	N	1947 SW 350TH ST
21	795620	0160	03/26/02	\$139,500	1000	0	6	1961	4	10050	N	N	1905 SW 350TH ST
21	795620	0180	12/19/02	\$144,400	840	0	6	1962	4	9975	N	N	1912 SW 351ST ST
21	795620	0250	05/08/03	\$159,900	860	0	6	1962	5	9975	N	N	1959 SW 351ST ST
21	795620	0270	09/29/03	\$151,950	860	0	6	1962	4	9975	N	N	1943 SW 351ST ST
21	795620	0300	09/15/03	\$166,500	1060	0	6	1962	5	9975	N	N	1917 SW 351ST ST
21	795630	0070	09/10/03	\$161,500	1130	0	6	1962	5	9600	N	N	35120 19TH AV SW
21	114000	0020	12/03/03	\$195,000	1410	0	7	1973	3	9600	N	N	152 S 357TH ST
21	218000	0410	06/23/03	\$167,650	1240	0	7	1981	3	10400	N	N	36120 13TH AV SW
21	218000	0655	09/25/02	\$169,950	1120	0	7	1979	3	12000	N	N	36109 13TH AV SW
21	218820	0640	02/12/03	\$155,500	880	0	7	1980	3	9000	N	N	36830 5TH AV SW
21	218820	0735	03/24/03	\$162,000	880	0	7	1978	3	16100	N	N	36839 3RD AV SW
21	218820	1850	09/02/03	\$168,700	880	0	7	1978	3	9000	N	N	36903 3RD AV SW
21	218820	1900	12/19/03	\$141,000	880	0	7	1978	3	12000	N	N	36934 4TH AV SW
21	218820	2105	10/23/03	\$155,000	960	0	7	1978	3	12000	N	N	36916 5TH AV SW
21	218820	2630	12/12/03	\$205,000	1460	620	7	1980	3	9750	N	N	417 SW 371ST ST
21	218820	2785	10/28/03	\$177,000	1100	570	7	1980	3	12000	N	N	37120 4TH AV SW
21	252103	9031	12/11/03	\$213,000	1500	0	7	1992	3	10781	N	N	6421 27TH ST NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
21	257180	0060	08/13/03	\$173,000	1090	0	7	1962	4	10800	N	N	35429 11TH AV SW
21	257180	0070	03/25/02	\$161,000	1170	0	7	1967	4	10800	N	N	35413 11TH AV SW
21	302104	9063	10/10/03	\$269,500	1480	200	7	1950	4	94089	N	N	36130 6TH AV SW
21	302104	9102	10/10/03	\$152,950	1260	0	7	1967	3	11666	N	N	406 SW 356TH ST
21	302104	9117	03/25/03	\$179,900	1340	0	7	1960	4	15300	N	N	500 SW 368TH ST
21	302104	9172	09/10/02	\$227,000	1640	0	7	1948	3	20552	N	N	36428 6TH AV SW
21	306560	0150	08/09/03	\$217,200	1520	0	7	1992	3	5400	N	N	35925 18TH AV SW
21	306560	0210	12/17/03	\$218,450	1520	0	7	1993	3	5523	N	N	1738 SW 359TH ST
21	306560	0250	12/04/03	\$215,000	1790	0	7	1994	3	5527	N	N	1714 SW 359TH ST
21	306560	0440	10/28/03	\$193,990	1520	0	7	1992	3	5000	N	N	35918 18TH AV SW
21	306560	0450	07/29/02	\$160,000	1070	0	7	1992	3	5500	N	N	35924 18TH AV SW
21	306560	0460	06/17/02	\$189,000	1540	0	7	1992	3	6366	N	N	35930 18TH AV SW
21	306561	0100	08/05/03	\$223,950	1780	0	7	1994	3	7186	N	N	35727 18TH AV SW
21	322104	9101	05/24/03	\$228,400	1590	740	7	1961	3	36155	N	N	700 S 376TH ST
21	440560	0015	07/21/03	\$164,000	1100	0	7	1970	3	9635	N	N	35619 11TH AV SW
21	440560	0240	04/02/03	\$186,680	1470	0	7	1955	4	13414	N	N	810 SW 356TH ST
21	440561	0060	09/24/02	\$174,500	820	670	7	1977	3	11840	N	N	804 SW 360TH ST
21	502860	0050	07/30/02	\$205,000	1720	0	7	1990	3	7453	N	N	1329 SW 355TH PL
21	502860	0100	08/11/03	\$223,000	1730	0	7	1989	3	8611	N	N	1312 SW 355TH PL
21	502860	0150	02/13/02	\$200,000	1830	0	7	1989	3	6058	N	N	35333 13TH WY SW
21	502860	0190	04/17/02	\$197,500	1710	0	7	1991	3	6481	N	N	35308 13TH PL SW
21	502860	0310	06/10/03	\$212,000	1590	0	7	1990	3	6000	N	N	35345 13TH PL SW
21	502860	0330	09/29/03	\$210,000	1650	0	7	1990	3	6000	N	N	35333 13TH PL SW
21	502860	0450	05/23/03	\$214,200	1620	0	7	1990	3	8668	N	N	1438 SW 352ND CT
21	502860	0570	08/13/02	\$200,000	1220	640	7	1989	3	10165	N	N	1422 SW 351ST ST
21	502860	0580	02/19/03	\$230,000	2290	0	7	1989	4	6830	N	N	1418 SW 351ST ST
21	502860	0590	07/18/03	\$197,850	1450	0	7	1989	3	6950	N	N	1412 SW 351ST ST
21	502860	0590	03/11/02	\$175,000	1450	0	7	1989	3	6950	N	N	1412 SW 351ST ST
21	502860	0600	11/20/02	\$194,990	1620	0	7	1990	3	6246	N	N	35021 14TH AV SW
21	502860	0620	08/09/02	\$189,450	1320	0	7	1989	3	6380	N	N	35009 14TH AV SW
21	502860	0660	03/03/03	\$225,000	1220	640	7	1989	3	10331	N	N	1425 SW 350TH ST
21	502860	0690	07/24/03	\$192,950	1320	0	7	1990	3	8584	N	N	1420 SW 350TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
21	502860	0740	12/09/03	\$226,000	1970	0	7	1989	3	6600	N	N	1346 SW 350TH ST
21	502860	0890	05/06/02	\$185,000	1330	0	7	1990	3	6388	N	N	35202 13TH PL SW
21	502860	0900	07/31/02	\$182,500	1460	0	7	1990	3	6818	N	N	35206 13TH PL SW
21	502860	0970	09/06/02	\$199,500	1640	0	7	1990	3	6000	N	N	1330 SW 353RD ST
21	502860	0990	11/06/03	\$240,000	1960	0	7	1990	3	7347	N	N	35116 14TH AV SW
21	502860	1000	11/10/03	\$190,000	1530	0	7	1990	3	7630	N	N	35106 14TH AV SW
21	502860	1070	05/23/03	\$204,900	1610	0	7	1989	3	6891	N	N	1348 SW 351ST ST
21	502860	1090	10/20/03	\$204,950	1490	0	7	1990	3	6000	N	N	35008 14TH AV SW
21	502860	1160	09/04/02	\$190,000	1400	0	7	1990	3	6000	N	N	35025 13TH PL SW
21	502860	1320	07/25/03	\$215,000	1520	0	7	1990	3	6082	N	N	1033 SW 352ND ST
21	502860	1630	05/01/03	\$215,500	1870	0	7	1989	3	5983	N	N	35343 12TH CT SW
21	502860	1670	06/26/03	\$219,900	1590	0	7	1989	3	5850	N	N	1202 SW 354TH ST
21	502860	1680	06/17/03	\$232,450	1920	0	7	1989	3	5850	N	N	1130 SW 354TH ST
21	502860	1720	03/17/03	\$218,000	1800	0	7	1990	3	7292	N	N	35345 11TH CT SW
21	502860	1760	08/21/02	\$214,500	1800	0	7	1990	3	6666	N	N	35354 11TH CT SW
21	502860	1830	06/14/02	\$191,950	1770	0	7	1990	3	6728	N	N	35336 10TH PL SW
21	502860	1840	12/18/03	\$228,750	1900	0	7	1990	3	6559	N	N	35340 10TH PL SW
21	502860	2020	09/23/03	\$218,500	1850	0	7	1989	3	7151	N	N	1256 SW 354TH PL
21	502860	2030	04/14/03	\$219,950	1740	0	7	1989	3	7372	N	N	1249 SW 354TH PL
21	502860	2270	08/16/02	\$199,950	1880	0	7	1989	3	5800	N	N	1239 SW 355TH PL
21	542242	0040	03/04/03	\$225,000	1910	0	7	1990	3	6000	N	N	1409 SW 349TH ST
21	542242	0060	01/24/03	\$187,338	1230	0	7	1990	3	6000	N	N	1323 SW 349TH ST
21	542242	0120	05/15/02	\$198,500	1420	0	7	1990	3	6788	N	N	1203 SW 349TH ST
21	542242	0140	05/30/03	\$227,000	1860	0	7	1989	3	6607	N	N	1212 SW 349TH ST
21	542242	0170	03/22/02	\$192,000	1470	0	7	1989	3	6766	N	N	34816 13TH AV SW
21	542242	0280	09/09/03	\$227,000	1620	0	7	1990	3	6397	N	N	1348 SW 348TH ST
21	542242	0280	04/04/02	\$197,400	1620	0	7	1990	3	6397	N	N	1348 SW 348TH ST
21	542242	0420	10/03/02	\$194,000	1640	0	7	1989	3	7271	N	N	1335 SW 348TH ST
21	542242	0510	11/12/03	\$238,000	2070	0	7	1990	3	6000	N	N	34819 13TH AV SW
21	542242	0530	10/08/02	\$195,000	1480	0	7	1989	3	6091	N	N	34831 13TH AV SW
21	542242	0550	02/28/03	\$175,000	1450	0	7	1990	3	7483	N	N	1316 SW 349TH ST
21	542242	0600	08/10/02	\$199,900	1770	0	7	1990	3	6179	N	N	1113 SW 348TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
21	542242	0640	05/23/03	\$180,000	1220	0	7	1990	3	8099	N	N	34821 11TH AV SW
21	542242	0650	05/15/02	\$229,000	1760	0	7	1989	3	10257	N	N	34825 11TH AV SW
21	542242	0730	05/20/02	\$236,000	2070	0	7	1989	3	6067	N	N	34814 11TH AV SW
21	542242	0760	08/14/03	\$219,950	1760	0	7	1990	3	6500	N	N	1023 SW 348TH PL
21	542242	0800	04/25/02	\$210,000	1760	0	7	1990	3	6000	N	N	1108 SW 348TH PL
21	542242	0830	01/30/03	\$211,000	1520	0	7	1990	3	6000	N	N	1038 SW 348TH PL
21	542243	0090	05/09/02	\$167,500	1200	0	7	1989	3	6000	N	N	34904 10TH PL SW
21	542243	0260	09/29/03	\$219,990	1180	240	7	1989	3	9315	N	N	34927 11TH CT SW
21	542243	0300	01/09/02	\$198,450	1780	0	7	1990	3	7428	N	N	34928 11TH CT SW
21	542243	0370	07/26/03	\$240,000	1940	0	7	1991	3	7094	N	N	34917 10TH PL SW
21	542243	0440	04/11/03	\$179,950	1200	0	7	1989	3	7447	N	N	34807 10TH PL SW
21	542350	0070	04/29/02	\$191,950	1080	340	7	1984	3	6740	N	N	1910 SW 348TH ST
21	713780	0070	10/07/02	\$156,000	1030	0	7	1952	4	9085	N	N	35654 15TH AV SW
21	713780	0155	05/17/02	\$155,000	1200	0	7	1968	3	9700	N	N	1404 SW 360TH ST
21	713780	0175	03/18/02	\$161,950	1250	0	7	1968	3	9085	N	N	35617 13TH AV SW
21	713780	0330	08/12/03	\$197,000	1660	0	7	1976	3	9085	N	N	35615 12TH AV SW
21	713780	0400	09/05/03	\$155,000	960	0	7	1967	3	9085	N	N	35804 13TH AV SW
21	713780	0430	07/16/03	\$157,500	1040	0	7	1968	4	9085	N	N	35829 12TH AV SW
21	920200	0100	08/13/02	\$162,200	1460	0	7	1967	3	9600	N	N	1611 SW 351ST ST
21	920200	0150	05/13/03	\$165,000	960	0	7	1967	4	9856	N	N	1624 SW 351ST ST
21	926975	0020	05/29/03	\$165,300	770	0	7	1982	4	11586	N	N	2021 SW 353RD PL
21	926975	0040	03/04/03	\$175,000	850	430	7	1982	3	11979	N	N	2005 SW 353RD PL
21	926975	0200	02/26/03	\$195,000	1220	620	7	1987	3	7377	N	N	1903 SW 354TH ST
21	926975	0460	08/27/03	\$219,350	1580	0	7	1986	4	7942	N	N	1720 SW 354TH PL
21	926975	0470	02/20/03	\$217,250	1230	500	7	1986	4	8027	N	N	1724 SW 354TH PL
21	926975	0570	10/21/03	\$203,000	1390	0	7	1986	3	7509	N	N	1811 SW 353RD PL
21	926975	0730	06/12/02	\$197,000	1490	410	7	1986	3	8189	N	N	1817 SW 352ND PL
21	926975	0780	06/23/03	\$199,950	1370	0	7	1986	4	7542	N	N	1812 SW 352ND PL
21	926975	0860	07/26/02	\$183,000	1470	0	7	1987	3	7700	N	N	1918 SW 353RD PL
21	113960	0090	11/05/03	\$280,000	1930	620	8	1988	3	13407	N	N	36506 1ST PL SW
21	113960	0150	09/23/02	\$278,296	2050	990	8	1987	3	9862	N	N	128 SW 366TH ST
21	113960	0220	09/26/03	\$300,000	2790	0	8	1987	3	14398	N	N	36503 2ND AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
21	113960	0270	11/03/03	\$260,000	1340	750	8	1987	3	9620	N	N	36529 2ND AV SW
21	132174	0230	06/17/03	\$260,000	2430	0	8	1994	3	16356	N	N	34747 7TH AV SW
21	132174	0250	12/20/02	\$269,950	2490	0	8	1996	3	11236	N	N	34819 7TH AV SW
21	132174	0280	09/18/02	\$263,500	2490	0	8	1996	3	18869	N	N	34849 7TH AV SW
21	132174	0320	10/07/03	\$300,000	2890	0	8	1995	3	14946	N	N	34828 8TH PL SW
21	132174	0380	09/12/03	\$287,500	2510	0	8	1996	3	10692	N	N	34807 8TH PL SW
21	132174	0600	04/23/02	\$278,000	2410	0	8	1997	3	7930	N	N	35002 8TH PL SW
21	132174	0620	07/30/02	\$292,875	2530	0	8	1997	3	9221	N	N	35018 8TH PL SW
21	132174	0670	07/10/03	\$280,000	2410	0	8	1997	3	8469	N	N	35027 8TH PL SW
21	132174	0700	04/01/02	\$285,000	2870	0	8	1997	3	7580	N	N	719 SW 350TH CT
21	132174	0760	05/15/02	\$300,000	2500	0	8	1997	3	8979	N	N	706 SW 350TH CT
21	132174	0850	06/24/02	\$273,500	2260	0	8	1996	3	15027	N	N	34950 7TH AV SW
21	218820	0385	04/02/02	\$212,000	1360	0	8	1995	3	18000	N	N	36815 5TH AV SW
21	218820	1520	04/22/03	\$324,950	2260	1070	8	1993	3	19500	Y	N	36924 2ND AV SW
21	252103	9065	06/23/03	\$288,500	2600	0	8	1997	3	11194	N	N	1705 SW 354TH PL
21	252103	9066	11/08/02	\$238,850	1900	0	8	1995	3	9514	N	N	1714 SW 354TH PL
21	302104	9119	07/29/02	\$210,000	1660	0	8	1980	3	32870	N	N	35840 8TH AV SW
21	440560	0195	05/01/03	\$299,500	2280	0	8	2003	3	15935	N	N	35629 8TH AV SW
21	066231	0020	09/12/03	\$300,000	3270	0	8	1999	3	8077	N	N	727 SW 356TH PL
21	066231	0060	04/24/03	\$277,000	2600	0	8	1998	3	15427	N	N	714 SW 356TH PL
21	787960	0010	07/25/02	\$235,360	1850	0	8	2002	3	7316	N	N	35213 19TH AV SW
21	787960	0020	08/12/02	\$234,950	2120	0	8	2002	3	7200	N	N	35219 19TH AV SW
21	787960	0030	07/26/02	\$223,950	1850	0	8	2002	3	7200	N	N	35225 19TH AV SW
21	787960	0040	09/09/02	\$239,950	2120	0	8	2002	3	7205	N	N	1923 SW 352ND ST
21	787960	0050	09/25/02	\$230,200	1850	0	8	2002	3	7200	N	N	1931 SW 352ND ST
21	787960	0080	10/04/02	\$229,950	1850	0	8	2002	3	7205	N	N	1959 SW 352ND ST
21	787960	0090	12/19/02	\$220,000	1850	0	8	2002	3	7200	N	N	1971 SW 352ND ST
21	787960	0100	09/11/02	\$219,950	1850	0	8	2002	3	7202	N	N	1979 SW 352ND ST
21	787960	0110	01/13/03	\$225,000	1850	0	8	2002	3	7201	N	N	1997 SW 352ND ST
21	787960	0120	01/07/03	\$229,450	1850	0	8	2002	3	7203	N	N	1995 SW 352ND ST
21	787960	0130	08/23/02	\$239,950	2120	0	8	2002	3	7203	N	N	1992 SW 352ND ST
21	787960	0140	02/05/03	\$219,950	1850	0	8	2002	3	7205	N	N	1988 SW 352ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
21	787960	0150	01/15/03	\$217,950	1850	0	8	2002	3	7709	N	N	1980 SW 352ND ST
21	787960	0160	09/11/02	\$234,950	2120	0	8	2002	3	7208	N	N	1972 SW 352ND ST
21	787960	0170	09/06/02	\$224,950	1850	0	8	2002	3	7217	N	N	1964 SW 352ND ST
21	787960	0180	08/12/02	\$242,950	2120	0	8	2002	3	7206	N	N	1952 SW 352ND ST
21	787960	0190	10/02/02	\$226,950	1850	0	8	2002	3	7209	N	N	1940 SW 352ND ST
21	787960	0200	07/24/02	\$224,950	1850	0	8	2002	3	7207	N	N	1916 SW 352ND ST
21	787960	0210	08/06/02	\$254,950	2300	0	8	2002	3	7220	N	N	1904 SW 352ND ST
21	779645	0010	02/01/03	\$249,060	2550	0	8	2003	3	5866	N	N	824 SW 361ST ST
21	779645	0020	04/03/03	\$254,955	2550	0	8	2003	3	5000	N	N	826 SW 361ST ST
21	779645	0030	04/01/03	\$249,215	2550	0	8	2003	3	5000	N	N	828 SW 361ST ST
21	779645	0040	03/10/03	\$265,950	2980	0	8	2003	3	5000	N	N	830 SW 361ST ST
21	779645	0050	11/04/02	\$266,246	2850	0	8	2003	3	5001	N	N	832 SW 361ST ST
21	779645	0060	10/29/02	\$267,680	2740	0	8	2003	3	7628	N	N	834 SW 361ST ST
21	779645	0070	01/29/03	\$245,810	2120	0	8	2003	3	7612	N	N	36012 9TH CT SW
21	779645	0080	11/12/02	\$281,318	3230	0	8	2003	3	6298	N	N	36010 9TH CT SW
21	779645	0090	02/04/03	\$232,061	1900	0	8	2003	3	5060	N	N	36008 9TH CT SW
21	779645	0100	12/20/02	\$241,040	2550	0	8	2003	3	5761	N	N	36006 9TH CT SW
21	779645	0110	10/21/02	\$275,046	3040	0	8	2003	3	5911	N	N	36005 9TH CT SW
21	779645	0120	11/11/02	\$238,630	2540	0	8	2003	3	7149	N	N	36007 9TH CT SW
21	779645	0130	10/17/02	\$296,671	3240	0	8	2003	3	8045	N	N	36009 9TH CT SW
21	779645	0140	01/22/03	\$220,898	1690	0	8	2003	3	5693	N	N	36011 9TH CT SW
21	779645	0150	10/09/02	\$242,082	2550	0	8	2003	3	5866	N	N	36013 9TH CT SW
21	779645	0160	11/01/02	\$225,366	2120	0	8	2003	3	5000	N	N	905 SW 361ST ST
21	779645	0170	11/04/02	\$246,210	2490	0	8	2003	3	5000	N	N	903 SW 361ST ST
21	779645	0180	11/20/02	\$206,270	1660	0	8	2003	3	5001	N	N	901 SW 361ST ST
21	779645	0190	04/11/03	\$224,412	1690	0	8	2003	3	5171	N	N	835 SW 361ST ST
21	779645	0210	11/18/02	\$281,074	2580	0	8	2002	3	5000	N	N	SW 361ST ST
21	779645	0220	12/13/02	\$244,479	1660	0	8	2002	3	5000	N	N	829 SW 361ST ST
21	779645	0230	11/25/02	\$252,753	2580	0	8	2002	3	5000	N	N	827 SW 361ST ST
21	779645	0240	02/13/03	\$231,830	2160	0	8	2003	3	5866	N	N	825 SW 361ST ST
21	779645	0250	12/31/02	\$258,782	2550	0	8	2003	3	5866	N	N	812 SW 363RD PL
21	779645	0260	01/28/03	\$209,900	1680	0	8	2003	3	5000	N	N	814 SW 363RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
21	779645	0270	06/06/03	\$263,034	2550	0	8	2003	3	5000	N	N	816 SW 363RD PL
21	779645	0280	02/04/03	\$254,712	2610	0	8	2003	3	5064	N	N	818 SW 363RD PL
21	779645	0290	12/13/02	\$236,921	2120	0	8	2003	3	5368	N	N	820 SW 363RD PL
21	779645	0300	12/09/02	\$283,437	3240	0	8	2003	3	6086	N	N	922 SW 363RD PL
21	779645	0310	01/07/03	\$274,861	2980	0	8	2003	3	5112	N	N	924 SW 363RD PL
21	779645	0320	12/03/02	\$264,697	2850	0	8	2003	3	6965	N	N	926 SW 363RD PL
21	779645	0330	12/18/02	\$263,823	2850	0	8	2003	3	5641	N	N	821 SW 363RD PL
21	779645	0340	11/26/02	\$287,831	2980	0	8	2003	3	5674	N	N	819 SW 363RD PL
21	779645	0350	12/04/02	\$228,160	2180	0	8	2003	3	5031	N	N	817 SW 363RD PL
21	779645	0360	01/17/03	\$204,980	1690	0	8	2003	3	5000	N	N	815 SW 363RD PL
21	779645	0370	12/02/02	\$281,275	2980	0	8	2003	3	5866	N	N	813 SW 363RD PL
21	779645	0380	01/10/03	\$247,305	2550	0	8	2003	3	5550	N	N	36315 8TH AV SW
21	779645	0390	01/03/03	\$262,368	2550	0	8	2003	3	5519	N	N	36317 8TH AV SW
21	779645	0400	12/29/02	\$289,566	3240	0	8	2003	3	5495	N	N	36319 8TH AV SW
21	779645	0410	12/16/02	\$289,846	3410	0	8	2003	3	5546	N	N	36321 8TH AV SW
21	779645	0420	12/29/02	\$292,190	3240	0	8	2003	3	5100	N	N	36323 8TH AV SW
21	779645	0430	05/12/03	\$248,690	2550	0	8	2003	3	5060	N	N	36325 8TH AV SW
21	779645	0440	01/27/03	\$276,301	2980	0	8	2003	3	5086	N	N	36327 8TH AV SW
21	779645	0450	02/25/03	\$305,775	3240	0	8	2003	3	5816	N	N	834 SW 364TH PL
21	779645	0460	12/21/02	\$245,968	2120	0	8	2003	3	5419	N	N	836 SW 364TH PL
21	779645	0470	01/08/03	\$235,101	2180	0	8	2003	3	5863	N	N	909 SW 364TH PL
21	779645	0480	02/01/03	\$262,241	2120	0	8	2003	3	5457	N	N	907 SW 364TH PL
21	779645	0490	02/18/03	\$230,896	2120	0	8	2003	3	6171	N	N	905 SW 364TH PL
21	779645	0500	02/04/03	\$258,766	2550	0	8	2003	3	5551	N	N	839 SW 364TH PL
21	779645	0510	02/20/03	\$259,661	2640	0	8	2003	3	5362	N	N	837 SW 364TH PL
21	779645	0520	01/02/03	\$253,058	2640	0	8	2003	3	5238	N	N	833 SW 364TH PL
21	779645	0530	01/14/03	\$248,680	2610	0	8	2003	3	5988	N	N	831 SW 364TH PL
21	779645	0540	09/05/02	\$228,975	1700	0	8	2002	3	7068	N	N	36318 8TH AV SW
21	779645	0550	02/19/03	\$275,169	2980	0	8	2003	3	5346	N	N	36316 8TH AV SW
21	779645	0560	11/19/02	\$268,913	2580	0	8	2003	3	6099	N	N	711 SW 363RD CT
21	779645	0570	09/13/02	\$257,894	2980	0	8	2002	3	5020	N	N	709 S 363RD PL
21	779645	0580	09/17/02	\$235,725	2120	0	8	2002	3	7167	N	N	707 SW 363RD CT

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21	779645	0590	10/01/02	\$277,575	2980	0	8	2002	3	5548	N	N	705 S 363RD PL
21	779645	0600	09/10/02	\$289,231	3240	0	8	2002	3	6796	N	N	703 SW 363RD PL
21	779645	0610	10/03/02	\$255,820	2610	0	8	2002	3	6360	N	N	702 SW 363RD PL
21	779645	0620	10/18/02	\$244,698	2490	0	8	2002	3	6998	N	N	704 SW 363RD PL
21	779645	0630	10/08/02	\$270,170	2980	0	8	2002	3	5980	N	N	706 S 363RD PL
21	779645	0640	10/14/02	\$265,437	2980	0	8	2002	3	5854	N	N	708 S 363RD PL
21	779645	0650	02/13/03	\$254,776	2540	0	8	2003	3	5400	N	N	727 SW 361ST ST
21	779645	0660	03/20/03	\$221,625	1840	0	8	2003	3	5584	N	N	725 SW 361ST ST
21	779645	0670	01/27/03	\$327,687	3460	0	8	2003	3	6118	N	N	723 SW 361ST ST
21	779645	0680	11/13/03	\$285,000	2640	0	8	2003	3	6275	N	N	36036 8TH AV SW
21	779645	0680	04/23/03	\$277,062	2640	0	8	2003	3	6275	N	N	36036 8TH AV SW
21	779645	0690	01/13/03	\$211,985	1570	0	8	2003	3	5059	N	N	36034 8TH AV SW
21	779645	0700	03/01/03	\$246,963	2160	0	8	2003	3	7563	N	N	36030 8TH AV SW
21	113780	0070	07/16/03	\$395,000	2800	0	9	1989	3	30108	N	N	135 S 363RD PL
21	113780	0410	01/17/03	\$385,000	2820	0	9	1988	3	25578	N	N	36203 2ND AV S
21	132174	0120	12/10/02	\$431,000	3190	0	9	1994	3	19922	N	N	411 SW 350TH PL
21	302104	9170	10/10/02	\$410,000	2950	1650	9	1988	3	53578	N	N	36522 9TH AV SW
21	440561	0010	08/24/03	\$369,148	3160	0	9	2003	3	9669	N	N	35715 8TH AV SW
21	440561	0020	06/27/03	\$414,980	3530	0	9	2003	3	9658	N	N	35719 8TH AV SW
21	440561	0120	10/22/03	\$359,950	3140	0	9	2003	3	9600	N	N	35804 9TH AV SW
21	440561	0130	09/23/03	\$424,950	3460	0	9	2003	3	9600	N	N	35796 9TH AV SW
21	768390	0130	07/25/03	\$357,950	2860	0	9	2003	3	9680	N	N	751 SW 357TH ST
21	066230	0010	09/19/03	\$365,000	3300	0	9	1995	3	8163	N	N	707 SW 352ND PL
21	066230	0060	10/24/02	\$311,000	2750	0	9	1996	3	7438	N	N	712 SW 352ND PL
21	066230	0070	07/23/03	\$282,000	2550	0	9	1996	3	7114	N	N	706 SW 352ND PL
21	066230	0140	10/02/02	\$314,950	2890	0	9	1995	3	8400	N	N	512 SW 352ND ST
21	066230	0200	07/10/03	\$313,500	2680	0	9	1996	3	6937	N	N	35204 6TH AV SW
21	066231	0110	03/18/03	\$331,000	2830	0	9	1998	3	9085	N	N	35446 8TH AV SW
21	066231	0250	08/23/02	\$300,000	2930	0	9	1996	3	8546	N	N	35223 6TH AV SW
21	066231	0330	10/27/03	\$315,500	2510	0	9	1997	3	9308	N	N	35213 5TH AV SW
21	066231	0410	12/03/02	\$312,500	2680	0	9	1997	3	6600	N	N	417 SW 353RD ST
21	066231	0700	03/31/03	\$344,950	2860	0	9	2002	3	8045	N	N	809 SW 354TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Cond	Lot size	View	Water front	Situs Address
21	066231	0790	02/07/03	\$355,000	3040	0	9	1997	3	7080	N	N	822 SW 355TH CT
21	066231	0870	09/30/02	\$342,500	2710	0	9	1998	3	6575	N	N	831 SW 355TH CT
21	113780	0060	04/21/03	\$445,000	4100	0	10	1990	3	34691	N	N	123 S 363RD PL
21	113780	0280	04/18/03	\$335,000	3020	0	10	1988	2	18586	N	N	214 S 361ST PL
21	743680	0010	08/14/03	\$441,363	3430	0	10	2003	3	18179	N	N	621 SW 361ST ST
21	743680	0020	11/04/02	\$454,000	3200	0	10	2002	3	18261	N	N	619 SW 361ST ST
21	743680	0030	09/22/03	\$443,000	3520	0	10	2003	3	18275	N	N	617 SW 361ST ST
21	743680	0040	08/12/03	\$541,225	4470	0	10	2003	3	18289	N	N	768 SW 361ST ST
21	743680	0050	09/16/03	\$449,613	3670	0	10	2003	3	18035	N	N	613 SW 361ST ST
21	743680	0070	06/25/03	\$466,115	3670	0	10	2003	3	20308	N	N	616 SW 361ST ST
21	743680	0080	10/03/02	\$440,000	3920	0	10	2002	3	20302	N	N	618 SW 361ST ST
21	743680	0090	01/06/03	\$412,000	3150	0	10	2003	3	20351	N	N	620 SW 361ST ST
21	322104	9159	07/22/02	\$585,000	4460	0	11	1994	3	94960	N	N	37024 8TH AV S

Improved Sales Removed From This Physical Inspection Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
18	010450	0340	03/15/2002	\$144,500	EXEMPT FROM EXCISE TAX
18	010450	0840	09/15/2003	\$81,370	NON-REPRESENTATIVE SALE
18	010453	0070	12/02/2003	\$51,781	RELATED PARTY, FRIEND, OR NEIGHBOR
18	010455	0290	09/25/2003	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	010456	0230	09/18/2003	\$264,950	RELOCATION - SALE TO SERVICE;
18	010457	0540	08/23/2002	\$195,500	EXEMPT FROM EXCISE TAX
18	010457	0540	02/20/2003	\$220,000	NON-REPRESENTATIVE SALE
18	132140	0570	02/06/2003	\$190,200	RELOCATION - SALE TO SERVICE
18	132140	0600	12/04/2003	\$74,516	QUIT CLAIM DEED
18	132170	0030	08/20/2002	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
18	132170	0130	03/14/2002	\$425,000	RELOCATION - SALE TO SERVICE
18	132170	0500	05/02/2003	\$252,500	RELOCATION - SALE TO SERVICE;
18	132170	0760	05/01/2003	\$240,000	NON-REPRESENTATIVE SALE
18	132171	0080	02/06/2003	\$249,000	RELOCATION - SALE TO SERVICE
18	132173	0500	03/18/2003	\$43,985	PARTIAL INTEREST (103, 102, Etc.)
18	132173	0660	01/23/2002	\$92,200	RELATED PARTY, FRIEND, OR NEIGHBOR
18	276230	0050	05/24/2002	\$46,756	QUIT CLAIM DEED
18	666490	0340	04/15/2002	\$59,920	IMP. CHARACTERISTICS CHANGED SINCE SALE
18	666491	0280	10/11/2003	\$52,259	QUIT CLAIM DEED
18	666491	0370	12/09/2002	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
18	729803	0010	03/11/2002	\$295,300	NON-REPRESENTATIVE SALE
18	729805	0270	11/20/2003	\$287,000	NON-REPRESENTATIVE SALE
18	742800	0120	11/15/2002	\$170,000	NON-REPRESENTATIVE SALE
18	742800	0200	07/22/2002	\$143,000	NON-REPRESENTATIVE SALE
18	926490	0300	08/29/2002	\$181,365	EXEMPT FROM EXCISE TAX
18	926490	0440	05/22/2003	\$112,802	RELATED PARTY, FRIEND, OR NEIGHBOR
18	926490	0750	06/24/2002	\$199,950	NON-REPRESENTATIVE SALE
18	926490	0930	04/09/2002	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	926490	0950	04/15/2002	\$200,450	RELATED PARTY, FRIEND, OR NEIGHBOR
18	926490	1360	01/31/2003	\$134,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	926490	1750	02/13/2002	\$178,500	QUIT CLAIM DEED
18	926491	0880	02/23/2002	\$255,000	RELOCATION - SALE TO SERVICE
18	926491	1550	11/10/2003	\$55,600	RELATED PARTY, FRIEND, OR NEIGHBOR
18	926491	1570	04/04/2002	\$73,963	RELATED PARTY, FRIEND, OR NEIGHBOR
18	926492	0210	07/22/2003	\$191,000	QUIT CLAIM DEED
18	926492	0540	05/31/2002	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
18	926492	0540	01/04/2002	\$212,500	EXEMPT FROM EXCISE TAX
18	926493	0720	06/17/2002	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
18	926494	0770	06/17/2003	\$190,000	NON-REPRESENTATIVE SALE
18	926495	0200	04/21/2003	\$274,900	RELOCATION - SALE TO SERVICE;
18	926495	0480	07/30/2003	\$248,000	RELATED PARTIES; FRIEND; NEIGHBOR
18	926496	0410	05/22/2003	\$307,000	RELOCATION - SALE TO SERVICE;

Improved Sales Removed From This Physical Inspection Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
18	926496	0810	05/15/2003	\$91,475	RELATED PARTY, FRIEND, OR NEIGHBOR
18	926910	0040	01/08/2002	\$240,000	NON-REPRESENTATIVE SALE
21	066230	0010	09/30/2003	\$365,000	RELOCATION - SALE TO SERVICE
21	066230	0080	03/21/2003	\$240,000	NON-REPRESENTATIVE SALE
21	066231	0020	09/12/2003	\$300,000	RELOCATION - SALE TO SERVICE
21	066231	0890	03/08/2002	\$332,000	UnFinArea
21	113780	0160	03/25/2002	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
21	113960	0130	12/27/2002	\$163,085	FORCED SALE; EXEMPT FROM EXCISE TAX
21	113960	0140	08/27/2002	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	114000	0020	03/28/2002	\$145,743	EXEMPT FROM EXCISE TAX
21	132174	0670	07/10/2003	\$280,000	RELOCATION - SALE TO SERVICE
21	218000	0655	06/07/2002	\$107,546	FORCED SALE; EXEMPT FROM EXCISE TAX
21	218820	0545	07/23/2003	\$159,888	MULTI-PARCEL SALE
21	292104	9100	02/02/2002	\$2,000	GOVERNMENT AGENCY
21	292104	9130	02/05/2002	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	306560	0290	09/17/2003	\$10,000	RELATED PARTY, FRIEND, OR NEIGHBOR
21	322104	9021	09/15/2003	\$285,000	ActivePermitBeforeSale>25K
21	440560	0110	12/24/2003	\$56,540	RELATED PARTY, FRIEND, OR NEIGHBOR
21	440561	0010	04/02/2003	\$429,950	MULTI PARCEL SALE
21	502860	0350	09/15/2003	\$150,000	NON-REPRESENTATIVE SALE
21	502860	0890	05/17/2002	\$87,875	RELATED PARTY, FRIEND, OR NEIGHBOR
21	502860	1600	03/18/2003	\$160,000	NON-REPRESENTATIVE SALE
21	502860	1830	06/05/2002	\$191,950	RELOCATION - SALE TO SERVICE
21	502860	2190	03/19/2002	\$175,000	NON-REPRESENTATIVE SALE
21	502860	2270	07/28/2002	\$199,950	RELOCATION - SALE TO SERVICE
21	502860	2280	11/06/2003	\$163,700	BANKRUPTCY - RECEIVER OR TRUSTEE
21	542242	0130	08/11/2003	\$205,820	BANKRUPTCY - RECEIVER OR TRUSTEE
21	542242	0130	11/20/2003	\$200,000	NON-REPRESENTATIVE SALE
21	542242	0600	08/10/2002	\$199,900	RELOCATION - SALE TO SERVICE
21	542242	0860	11/25/2003	\$57,767	QUIT CLAIM DEED
21	542243	0100	02/28/2002	\$152,100	EXEMPT FROM EXCISE TAX
21	570780	0040	04/17/2003	\$285,000	FORCED SALE
21	570780	0230	08/16/2002	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
21	713780	0060	09/17/2002	\$155,000	NO MARKET EXPOSURE
21	713780	0095	12/19/2002	\$150,500	NO MARKET EXPOSURE; FORCED SALE
21	713780	0175	02/07/2003	\$160,000	DIVORCE
21	713780	0220	01/31/2002	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	795620	0080	08/12/2003	\$126,500	BANKRUPTCY - RECEIVER OR TRUSTEE
21	795620	0220	09/26/2002	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
21	859490	0060	12/02/2003	\$325,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.9%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +6.0%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 54 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.999.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6 and below	12	0.873	0.986	12.9%	0.949	1.023
7	211	0.935	0.999	6.9%	0.991	1.008
8	236	0.981	0.999	1.8%	0.989	1.008
9	44	0.909	0.999	10.0%	0.974	1.025
10	28	0.885	1.005	13.6%	0.948	1.063
11	10	0.971	0.988	1.8%	0.931	1.045
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1941-1960	8	0.859	0.995	15.9%	0.953	1.038
1961-1980	58	0.924	1.011	9.4%	0.991	1.032
1981-1990	276	0.938	0.998	6.4%	0.990	1.006
1991-2000	97	0.953	0.989	3.8%	0.976	1.001
>2000	102	0.983	1.006	2.3%	0.983	1.028
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair and Average	488	0.959	1.000	4.2%	0.993	1.007
Good	50	0.843	0.987	17.1%	0.972	1.002
Very Good	3	0.838	0.998	19.1%	0.853	1.144
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	175	0.930	1.000	7.5%	0.989	1.011
1.5	7	0.912	0.990	8.5%	0.922	1.057
2	359	0.955	0.999	4.5%	0.990	1.008
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1000	20	0.901	0.993	10.2%	0.961	1.024
1001-1500	133	0.936	1.008	7.7%	0.996	1.020
1501-2000	142	0.951	0.987	3.8%	0.974	0.999
2001-3000	192	0.963	1.004	4.3%	0.993	1.014
>3000	54	0.931	0.996	6.9%	0.958	1.034

Area 54 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.999.

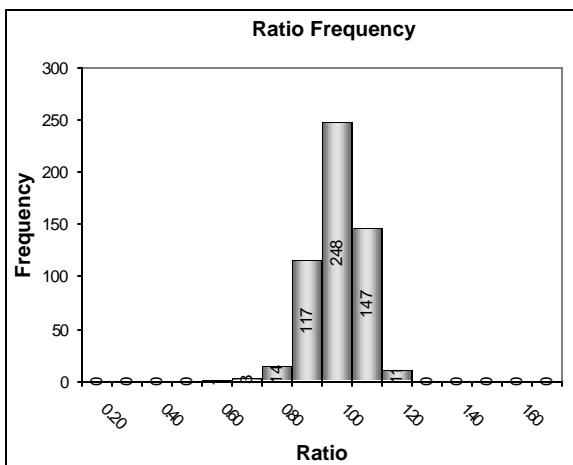
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
18	284	0.943	0.995	5.5%	0.987	1.003
21	257	0.954	1.003	5.2%	0.991	1.015
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<8000	317	0.972	0.998	2.6%	0.990	1.006
08001-12000	166	0.926	1.000	8.0%	0.988	1.012
12001-20000	43	0.904	0.991	9.6%	0.956	1.026
20001-43599	12	0.888	1.018	14.7%	0.951	1.086
1AC-3AC	3	0.990	1.060	7.1%	0.834	1.287

2003 Improved Parcel Ratio Analysis

District/Team: SW Crew / Team - 3	Lien Date: 01/01/2003	Date of Report: 05/26/2004	Sales Dates: 1/2002 - 12/2003
Area 54 - South Federal Way	Appr ID: TGUN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 541 Mean Assessed Value 237,800 Mean Sales Price 250,800 Standard Deviation AV 68,883 Standard Deviation SP 74,510			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.952 Median Ratio 0.956 Weighted Mean Ratio 0.948			
UNIFORMITY			
Lowest ratio 0.553 Highest ratio: 1.197 Coefficient of Dispersion 6.71% Standard Deviation 0.083 Coefficient of Variation 8.66%			
Price Related Differential (PRD) 1.004			
RELIABILITY			
95% Confidence: Median Lower limit 0.947 Upper limit 0.963			
95% Confidence: Mean Lower limit 0.945 Upper limit 0.959			
SAMPLE SIZE EVALUATION			
N (population size) 3892 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.083 Recommended minimum: 11 Actual sample size: 541 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 257 # ratios above mean: 284 Z: 1.161 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			

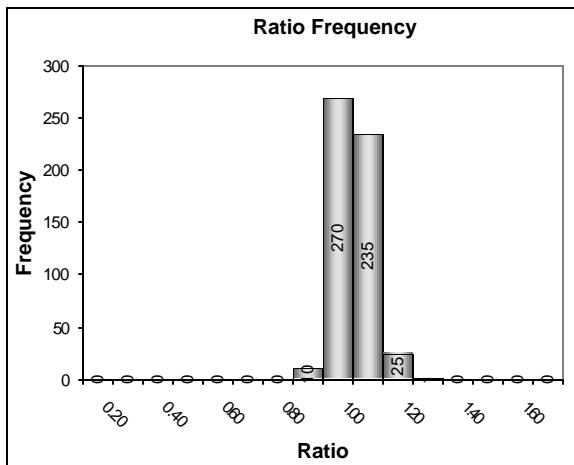


COMMENTS:

1 to 3 Unit Residences throughout area 54

2004 Improved Parcel Ratio Analysis

District/Team: SW Crew / Team - 3	Lien Date: 01/01/2004	Date of Report: 05/25/2004	Sales Dates: 1/2002 - 12/2003
Area 54 - South Federal Way	Appr ID: TGUN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 541			
Mean Assessed Value	250,500		
Mean Sales Price	250,800		
Standard Deviation AV	73,086		
Standard Deviation SP	74,510		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.002		
Median Ratio	1.000		
Weighted Mean Ratio	0.999		
UNIFORMITY			
Lowest ratio	0.867		
Highest ratio:	1.213		
Coefficient of Dispersion	4.29%		
Standard Deviation	0.054		
Coefficient of Variation	5.43%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.993		
Upper limit	1.004		
95% Confidence: Mean			
Lower limit	0.997		
Upper limit	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	3892		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.054		
Recommended minimum:	5		
Actual sample size:	541		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	285		
# ratios above mean:	256		
Z:	1.247		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 54

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are 65 parcels in Area 54 that are improved with a mobile home and 6 sales used in the valuation. Sales used were from 1/1/2002 to 12/31/2003. A list of sales used and summary assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A market adjustment to the previous value was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted approach results in an improvement of the assessment level for mobile homes of 88.8% to 96.3% and slight decline in the coefficient of variation of 8.51% to 8.59%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2003 and 2004 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of **10.5%**. This increase is due to upward market changes over time and the previous assessment level.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

**Mobile Home Sales Used In This Physical Inspection Analysis
Area 54**

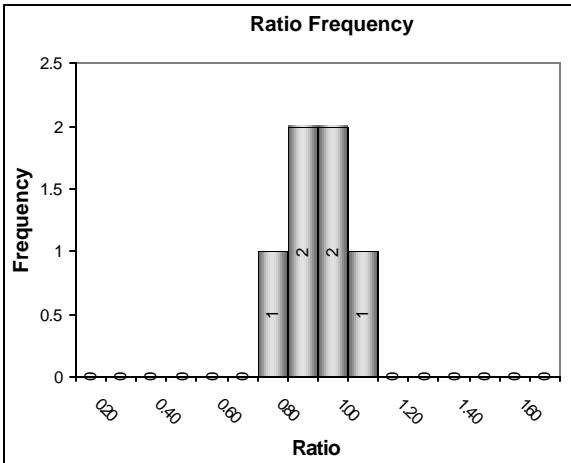
Sub Area	Major	Minor	SaleDate	Sprice	SqFtLot	View	Water-front
21	218820	2975	03/29/2002	\$110,000	12000	N	N
21	738700	0050	08/18/2002	\$95,000	21937	N	N
21	218820	2925	10/04/2002	\$149,500	9000	N	N
21	218820	2290	06/25/2003	\$130,000	12000	N	N
21	302104	9107	11/18/2003	\$149,000	54450	N	N
21	218820	2595	12/03/2003	\$113,000	9750	N	N

**Mobile Home Sales Removed From This Physical Inspection Analysis
Area 54**

Sub Area	Major	Minor	Sale Date	Sales Price	Comments
21	218820	0305	02/24/2003	\$60,000	FORCED SALE; MOBILE HOME;
21	218820	2300	08/06/2003	\$65,000	FORCED SALE; MOBILE HOME;

2003 Mobile Home Parcel Ratio Analysis

District/Team: SW Crew / Team - 3	Lien Date: 01/01/2003	Date of Report: 05/26/2004	Sales Dates: 1/2002 - 12/2003
Area 54 - South Federal Way	Appr ID: TGUN	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 6 Mean Assessed Value 110,500 Mean Sales Price 124,400 Standard Deviation AV 22,197 Standard Deviation SP 22,218			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.887 Median Ratio 0.888 Weighted Mean Ratio 0.888			
UNIFORMITY			
Lowest ratio 0.779 Highest ratio: 1.009 Coefficient of Dispersion 5.85% Standard Deviation 0.076 Coefficient of Variation 8.51% Price Related Differential (PRD) 0.999			
RELIABILITY			
95% Confidence: Median Lower limit 0.779 Upper limit 1.009 95% Confidence: Mean Lower limit 0.827 Upper limit 0.948			
SAMPLE SIZE EVALUATION			
N (population size) 65 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.076 Recommended minimum: 9 Actual sample size: 6 Conclusion:			
NORMALITY			
Binomial Test # ratios below mean: 3 # ratios above mean: 3 Z: 0.000 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			

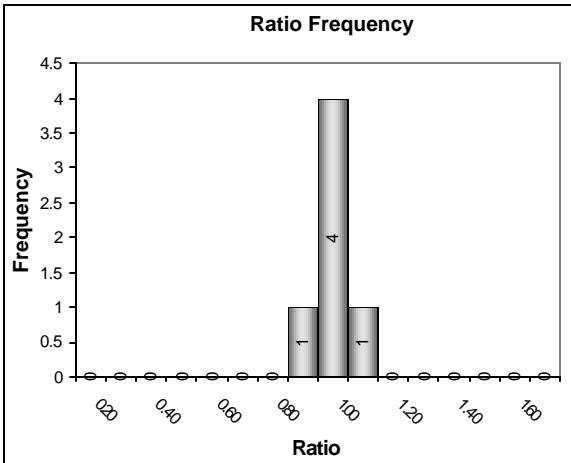


COMMENTS:

Mobile Home Residences throughout area 54

2004 Mobile Home Parcel Ratio Analysis

District/Team: SW Crew / Team - 3	Lien Date: 01/01/2004	Date of Report: 05/26/2004	Sales Dates: 1/2002 - 12/2003
Area 54 - South Federal Way	Appr ID: TGUN	Property Type: Mobile Home	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 6 Mean Assessed Value 119,800 Mean Sales Price 124,400 Standard Deviation AV 24,425 Standard Deviation SP 22,218			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.962 Median Ratio 0.965 Weighted Mean Ratio 0.963			
UNIFORMITY			
Lowest ratio 0.841 Highest ratio: 1.091 Coefficient of Dispersion 6.04% Standard Deviation 0.083 Coefficient of Variation 8.59% Price Related Differential (PRD) 0.999			
RELIABILITY			
95% Confidence: Median Lower limit 0.841 Upper limit 1.091 95% Confidence: Mean Lower limit 0.896 Upper limit 1.028			
SAMPLE SIZE EVALUATION			
N (population size) 65 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.083 Recommended minimum: 10 Actual sample size: 6 Conclusion:			
NORMALITY			
Binomial Test # ratios below mean: 3 # ratios above mean: 3 Z: 0.000 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Mobile home Residences throughout area 54

Assessment level has been improved by application of the recommended values.



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr